

17 Athol Court



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Jedburgh, TD8 6BQ



4 bed



1 public



1 bath



A Beautifully Presented Maisonette Over Two Levels, Offering Bright And Spacious Accommodation Throughout, In Turn-key Condition.



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Entered via secure entry system, 17 Athol Court is positioned on the first floor. A large welcoming hallway ensures ample space for hanging coats and shoes with a deep under stair storage cupboard. The living room is well proportioned with a large window to the front allowing plentiful natural light. The stylish kitchen is fitted with a range of charcoal wall and base units and hosts plenty of space for table and chairs. The neighbouring bathroom is a good size and is fitted with a modern three piece suite with modesty window and neutral tiling. A carpeted staircase leads to three good-sized bedrooms benefitting inbuilt storage, with an additional box room/study which would be suitable as a walk in wardrobe or home office. Externally, there is a store perfect for bikes and garden equipment, ample parking for residents, along with a shared drying area.

LOCATION

The property sits within the heart of the town's Castlegate; a historic row of charming character stone-built properties lining the road to the Old Castle. The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre, and state of the art new intergenerational school campus. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and Borders railway station at Tweedbank.

HIGHLIGHTS

- Bright & Spacious Accommodation
- Presented in Contemporary Neutral Tones
- Ready to Move Into
- Convenient Location

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

SERVICES

Mains water, drainage and electricity. Double glazing. Gas Central Heating.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to request further information call 01835 340330 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £99,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.