

27 Bongate Gardens



27 Bongate Gardens Offers Over £80,000

Jedburgh, TD8 6DP



Bright And Modern Garden Flat, Just Off The Town Centre, Well Presented And Hosting Two Double Bedrooms And Private Gardens.



27 BONGATE GARDENS

Positioned just off the town centre of Jedburgh, 27 Bongate Gardens sits in a quiet cul-de-sac, occupying a ground floor position. Benefitting enclosed gardens and private main door entrance, the property is bright and well-presented throughout, finished in contemporary neutral tones. It would be an ideal opportunity for a first time buyer; those seeking to downsize or indeed for an investor looking to add to their portfolio; having been a successful rental investment for a number of years. Externally neat gardens sit to both front and rear, mainly laid to lawn with bordering fence and shrubbery. An option, if desired would be to create a driveway to ensure private parking to the front – subject to the necessary permissions. Ample parking is currently available on-street.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. 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 railway line is 16 miles at Tweedbank.

HIGHLIGHTS

- Neat ground floor property
- Ideal downsizer or investment opportunity
- Close to town centre
- Gardens to both front & rear
- Bright & well appointed

ACCOMMODATION SUMMARY

Entrance Hall, Kitchen, Living Room, Two Double Bedrooms, Family Bathroom.

SERVICES

Mains gas, electricity, water & drainage. Double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is approx. 64m² or thereby.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. 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 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £80,000 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.