



## 9 Hartrigge Crescent

Jedburgh, TD8 6HT



3 bed



1 public



2 bath



A Superb Starter Property Located In Popular Residential Area, Close To Schooling And Amenities On Offer Within The Town.





## 9 HARTRIGGE CRESCENT

9 Hartrigge Crescent is an attractive mid-terraced, split level property, within striking distance of the new intergenerational school campus. The property presents bright and spacious accommodation throughout which is presented in turn key condition. A large living come dining space features recessed electric stove and patio doors which open directly out the garden.

The neighbouring kitchen is contemporary in style with plenty of wall and base units. Upstairs, the bedrooms are all of generous proportions, and serviced by a tiled bathroom which is neutral in design.

Outside, the garden to the rear is fully enclosed by timber fencing, ensuring its child and pet friendly, made up of lawn, patio and a gravelled seated area to enjoy the sunshine. Plentiful parking is available on street. This truly is an ideal opportunity for those seeking to purchase their first home.

## 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

- Ideal family home
- Perfect first time buy
- Turn key condition
- Enclosed Garden

## ACCOMMODATION SUMMARY

Entrance, WC, Living Room, Kitchen, Three Bedrooms, Family Bathroom.

## SERVICES

Mains water, electricity and gas central heating, double glazing.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £135,000 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](mailto: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.