

HASTIN^{LEGAL}&S



5 Old Bridge End

Offers Over £75,000

Jedburgh, TD8 6EU



1 bed



1 public



1 bath



Rich In Heritage And Originating From The 1880s, This Charming Ground Floor Apartment, Offers The Perfect Blend Of Comfort And Convenience.



5 OLD BRIDGE END

Currently enjoying success as a holiday let, this charming property presents an ideal opportunity to continue as a rental or to serve as a comfortable home for a downsizer. Inside, you'll find spacious living room and a stylish kitchen, thoughtfully designed to make use of the space. A double bedrooms is well-proportioned, whilst the contemporary shower room offers a fresh and modern feel. A rear door leads to a small courtyard with an outbuilding for additional external storage. To the front, low maintenance gardens create a lovely, sunlit spot to sit and relax.

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

- Stylish Ground Floor Property
- Ideal Downsizer or Investment Opportunity
- Contemporary Décor
- Low Maintenance Gardens

ACCOMMODATION SUMMARY

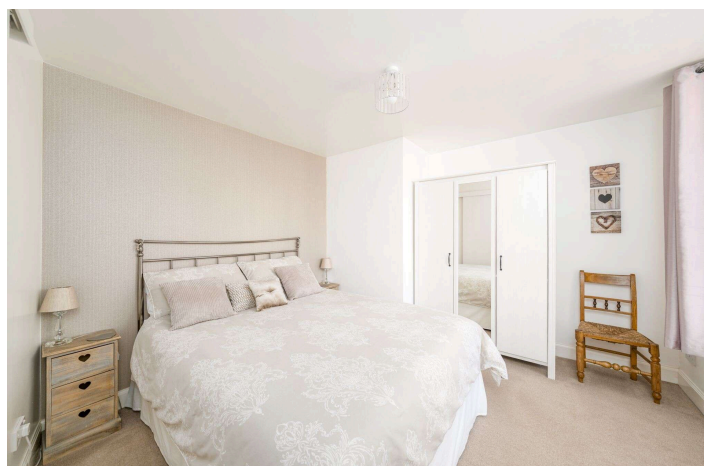
Entrance Hall, Living Room, Kitchen, Bedroom, Shower Room. External store to rear garden

SERVICES

Mains gas, electricity, water & drainage.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The property is located in a conservation area. Furniture is available to purchase by separate negotiations.



ENERGY EFFICIENCY

Rating C

COUNCIL TAX

Due to its current use as a commercial holiday let the property is not currently banded for residential council tax purposes rates.

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 £75,000 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.