

HASTIN^{LEGAL}&S



12 Exchange Street Offers Over £169,000

Jedburgh, TD8 6BH



3 bed



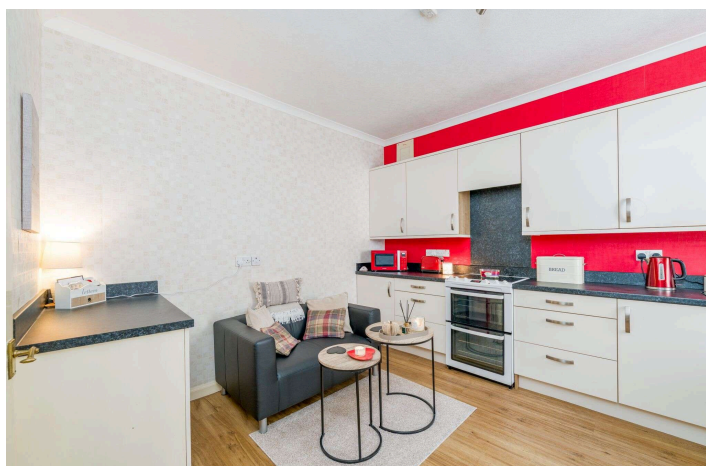
1 public



2 bath



Charming Townhouse, Offering Well-proportioned Accommodation In The Heart Of Jedburgh. Combining Character With A Central Location And Small Courtyard Garden.



12 EXCHANGE STREET

Charming and well-presented stone townhouse, ideally located in the heart of Jedburgh. This spacious property offers three generously sized bedrooms, making it perfect for first time buyers or those seeking a comfortable home with space, style and convenience. Combining character with practical living, the accommodation is bright and welcoming, with well-proportioned rooms. A large open-plan living/dining room sits to the front, with a well-appointed kitchen and convenient WC. Upstairs sit three good sized bedrooms, two with built in storage, serviced by a contemporary shower room. Externally, the property benefits from a small private courtyard garden to the rear – ideal for some outdoor space, colourful pots & plans with minimal upkeep. Early viewing is highly recommended to appreciate the size, condition and central location of this lovely 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

- Generous Accommodation
- Turn Key Condition
- Central Position
- Small Courtyard Garden

ACCOMODATION SUMMARY

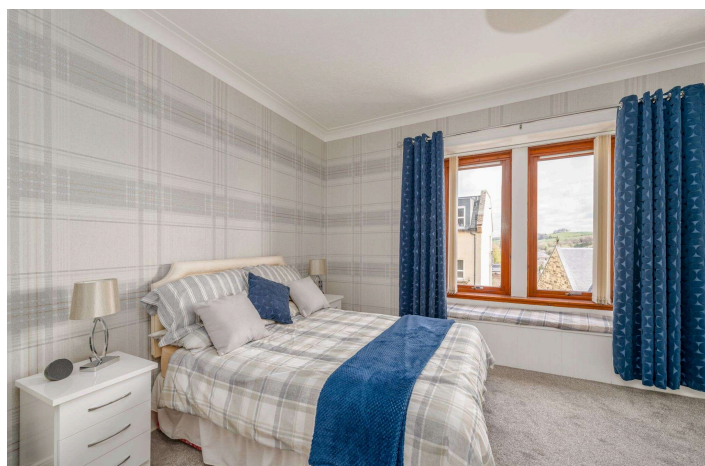
Entrance, Living Room/Dining Room, Breakfasting Kitchen, WC, Three Bedrooms, Shower Room.

SERVICES

Mains services, electricity, gas central heating. Double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. 124m2 or thereby.



COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

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 £169,000 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.