



# 66 Allerley Crescent

Jedburgh, TD8 6JX



A Beautifully Presented Semi-detached Property, Set In A Desirable Location, Boasting Stylish Interiors And Stunning Open Outlooks Across The Countryside To The Rear.



## 66 ALLERLEY CRESCENT

66 Allerley Crescent is a most attractive family home; it offers beautifully presented and spacious accommodation which is presented in fresh contemporary tones throughout. The property has the added advantage of a generous garden to rear with lovely southerly views over the surrounding countryside and beyond and an extensive driveway to the front for parking. The property features an open-plan living and dining area, creating a bright and sociable space ideal for everyday living and entertaining. A door from the kitchen leads directly out to the generous rear garden which backs onto open countryside, offering a peaceful and private outlook. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom – making this an ideal home for first time buyers.

## LOCATION

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 a recently complete state-of-the-art education campus; incorporating nursery to secondary. 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. Well situated with swift road links to either major airport at Edinburgh or Newcastle, and the main east coast railway line is 35 miles distant at Berwick upon Tweed.

## HIGHLIGHTS

- Bright & spacious family home
- Presented in immaculate condition
- Driveway ensures ample parking
- Generous Rear Garden

## ACCOMMODATION SUMMARY

Entrance Hall, Large Lounge with Dining Area, Breakfasting Kitchen, Two Double Bedrooms, Family Bathroom. Extensive Landscaped Rear Garden. Off-Street Parking.

## ADDITIONAL INFORMATION

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

## SERVICES

Mains water, drainage, gas and electricity. 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](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 01835 340330 -lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £145,000 should be submitted in proper Scottish legal form to the Selling Agents Messrs Hastings & Co, The Property Shop, 28 The Square, Kelso TD5 7HH Tel: 01573 225999. The seller reserves the right to sell at any time but should a closing date be fixed only those who formally requested the selling agents to note their interest will be informed. 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.

## COUNCIL TAX

Council Tax Band A

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold