

HASTIN^{LEGAL}&S



3 Forthill Avenue Offers Over £165,000

Jedburgh, TD8 6HJ



3 bed



1 public



2 bath



Smart And Versatile Family Home, In A Sought After Jedburgh Location, In Immaculate Order, With Flexible Living Spaces, Low Maintenance Garden And Driveway.



3 FORTHILL AVENUE

Nestled in a rarely available area of Jedburgh, this immaculate and versatile property, offers flexible family living with well-presented accommodation throughout. The property features a welcoming lounge, complete with cosy wood-burning stove, a stylish and modern kitchen, and a rear porch incorporating convenient WC.. A separate dining room provides space for entertaining and could also service as a third bedroom. Upstairs, you'll find two generous double bedrooms, while the attic has been thoughtfully converted to provide additional space suitable for a variety of uses. Outside, the low-maintenance garden is ideal for relaxing or alfresco dining, with the benefit of a driveway offering private parking for two vehicles.

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

- Rarely available location
- Flexible & versatile accommodation
- Stylish interiors
- Low maintenance gardens
- Driveway

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Dining Room, Kitchen, Rear Porch, WC, Two Bedrooms, Family Bathroom, Attic Storage.

SERVICES

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

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. 87m2 or thereby.



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 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 £165,000 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.