

HASTIN^{LEGAL}&S



Orchard Brae The Friars

Jedburgh, TD8 6BN

Offers Around £275,000





Detached family Bungalow
in an elevated position on
the popular Friars of
Jedburgh, hosting
generous accommodation
with wonderful views over
the town and beyond.



ORCHARD BRAE

Perfect for modern family life, this detached bungalow offers great proportions and well planned accommodation with a gently elevated position providing wonderful outlooks over the town and beyond. The property would be ideal for family living or those seeking to downsize to one level living within a central position with good access to amenities and transport links. An extensive driveway leads to the property and provides ample private parking for several vehicles, along with a carport and garage for useful external storage. The main entrance extends to a generous hallway; leading on to the living room with patio doors out to a garden room at the side. A neighbouring kitchen/diner is spacious and the perfect space for entertaining family and friends. The family bathroom and three generous double bedrooms are accessed off the hallway with the master incorporating en-suite shower and built in storage. The extensive garden wraps around the property, with the frontage mainly grass with hedging and bordered with shrubbery. To the front, there is a seated area made up of patio and decking to enjoy the sunshine and views.

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. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and Borders railway station at Tweedbank.

HIGHLIGHTS

- Much sought after town central bungalow
- Well positioned for amenities
- Wonderful views over the town
- Large wrap around garden with decked terrace
- Extensive driveway, garage & carport

SERVICES

Mains gas, electric, water and drainage.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. floor area is approx. 109m²

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

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 or requested by email 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 £275,000 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.



