



50 Bountrees is a comfortably proportioned and well presented quarter villa first floor flat, which has two bedrooms, one of which is accessed from the spacious sitting room. Bountrees is located within a well established residential area, reached from Oxnam Road, and the elevated position provides this flat with the advantage of some very pleasing open outlooks. Representing great value for money, the flat is very well suited to the first time buyer, but equally it has a successful track record as a rental, perfect for those looking to invest in this market.

Both the town centre and the modern school complex are readily accessible, with Jedburgh providing a good selection of amenities catering well for everyday needs. Straddled by the A68, this is a good location for those who need easy access to main routes as the A68 leads to towns and cities both North and South bound, with the railway station at Tweedbank also easily accessed, taking you to Edinburgh Waverley Station in an hour.

Entered to the side, the accommodation comprises: two double bedrooms, sitting room, kitchen and shower room. There is gas central heating and the windows are double glazed.

Externally, there is garden ground laid to grass to the front as well as an area to the side and rear, with shed, plus a shared drying green section. Ample off road parking.

**Hawick 11 miles Kelso 12 miles. Melrose 13.5 miles. Newcastle city centre 60 miles. Edinburgh city centre 48 miles.
(All distances are approximate)**

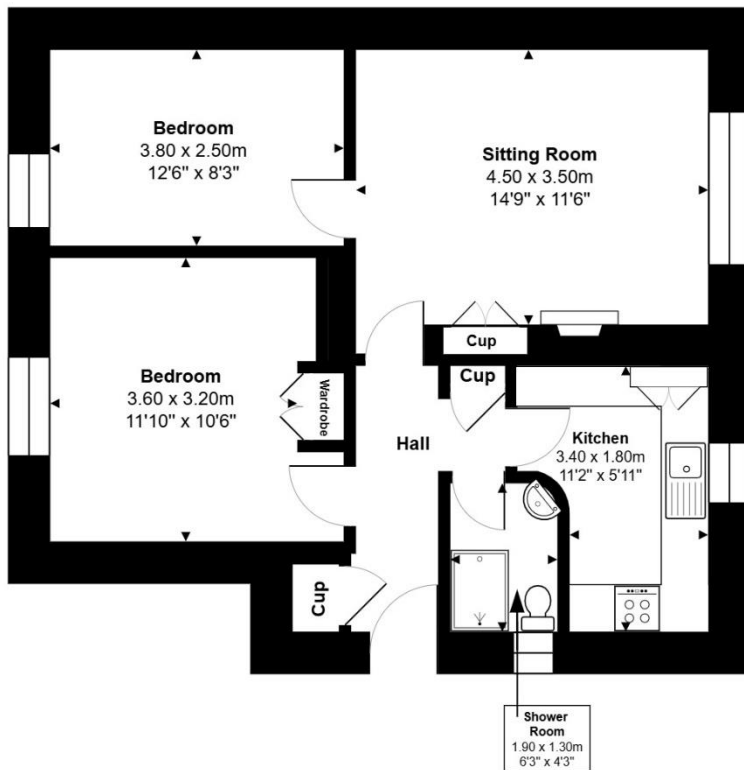
Location:

The historic Borders town of Jedburgh is home to “Mary Queen of Scots' House” and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque town. Local amenities are easily accessible with a wide range of shops and restaurants up and down the High Street. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and National Hunt racing. Golfing is available at a number of excellent courses including the Roxburghe championship course in Heiton, and swimming is close at hand in the nearby Laidlaw Memorial Pool. Local tourist destinations include Jedburgh Castle Jail, Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre. The modern Intergenerational school campus, opened in 2020, lies within easy reach. Jedburgh is straddled by the A68, which is the main road linking Newcastle and Edinburgh. The major Border towns are within easy driving distance, and Jedburgh is conveniently placed for easy access to all major routes north and south bound with regular scheduled flights from Edinburgh and Newcastle to a number of UK and European destinations. There are mainline railway links at Berwick-upon-Tweed, and only fifteen miles away the Borders Railway runs from Tweedbank to Edinburgh, with free parking available at the station.





50 Bountrees Jedburgh TD8 6EY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions:

For those with satellite navigation the postcode for the property is: **TD8 6EY**. Coming from the North take the A68 South into the town of Jedburgh. Continue through Jedburgh, until you reach the Laidlaw Memorial Swimming Pool on your left, which sits on the corner of Oxnam Road. Turn left here and proceed up the hill and then turn left into Bountrees. Number 50 is on the right hand side. Coming from the South on the A68 continue on the approach into the town until you reach the Laidlaw Memorial Swimming Pool on your right, which sits on the corner of Oxnam Road and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

The sale shall include all carpets and kitchen appliances.

Services:

Mains water and drains, electricity, gas central heating. Double glazing.

Outgoings:

Scottish Borders Council Tax Band Category: A

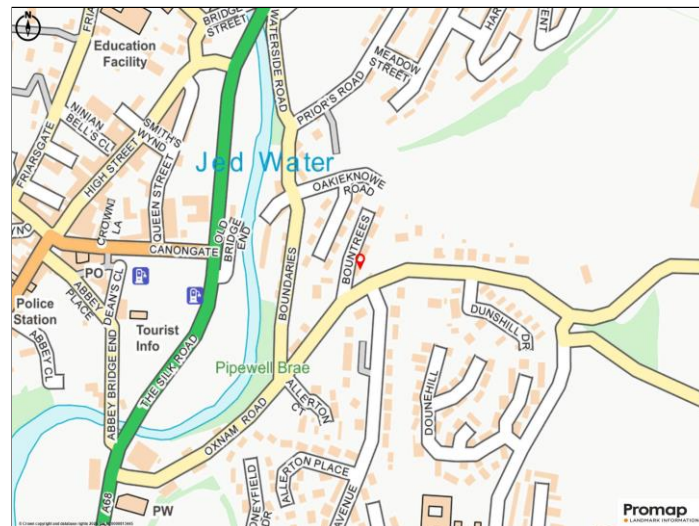
EPC Rating:

Current EPC: C73

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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