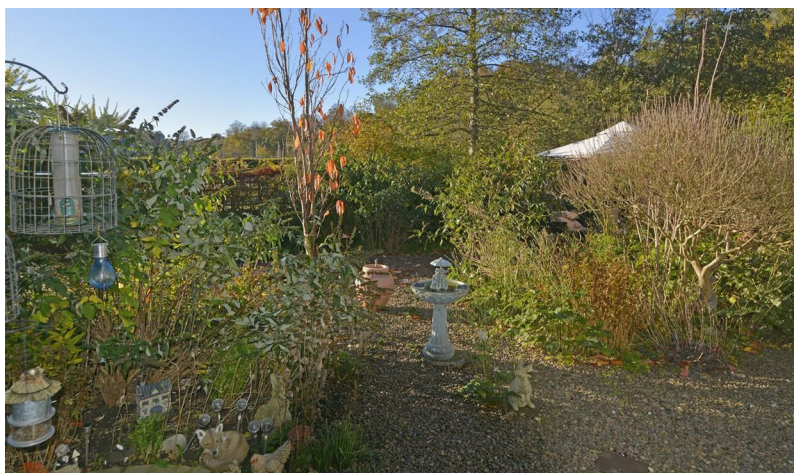




3 Abbey Bridge End
Jedburgh, TD8 6JQ

£475 Per Month



1 bed



1 public



1 bath



Centrally located, one bedroomed ground floor flat close to Jedburgh Abbey, local shops and amenities.

Entrance Hall, Open Plan Livingroom/Kitchen, Single Bedroom, Shower Room

Landlord Registration No. 1680435/355/31102
EPC - D

LARN 2504002



Centrally located, one bedroom ground floor flat close to Jedburgh Abbey. The flat is suitable for single occupancy and is available fully furnished or unfurnished.

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 school.

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 recently opened Borders railway.

ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Livingroom/Kitchen, Single Bedroom, Shower Room

ACCOMMODATION

Entering from the street the entrance hall houses the meter cupboard with coat hanging and shelf. Door to the Livingroom/Kitchen. The living area is a comfortable space with a solid wood fire surround with electric wood-burner style stove, furnished with a two seater corduroy sofa, a drop leaf dining table and two newly covered directors chairs. Other furnishings include venetian blinds, full length curtains, rug two book/accessory shelf units. The kitchen is fitted with a good range of base and wall units, and is equipped with a brand new double oven with ceramic hob, new fridge freezer, kettle and toaster, extensive cookware, utensils, crockery and cutlery. Small breakfast bar. A programmable under counter electric water heater provides kitchen sink and bathroom basin with plenty of hot water. The single bedroom with a view of the Abbey is furnished with a single divan bed and pine

chest and benefits from a useful small built-in wardrobe. New bed linen, duvet and towels. Door leading to Shower Room with a white WC, wash hand basin and Shower enclosure with glass screen. The Mira electric shower benefits from dual shower heads. Plumbing for top loading washing machine in the shower room.

EXTERNAL.

Well maintained communal garden to the rear of the building overlooks the Jed Water. Shared seating area with table and chairs, area for clothes drying and a tidy bin area. Access to the garden is either through the building or adjacent to Abbey Bridge. There is a small gated front area.

COUNCIL TAX

Band A

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NO

1680435/355/31102

SERVICES

Mains electricity, water and drainage

ADDITIONAL INFORMATION

Rent £475 per calendar month, plus council tax & utilities. A deposit of £950 is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let is preferred. No smoking is permitted on the premises. Sorry, pets are not permitted in this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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