

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM



32 Jedbank Drive, Jedburgh, TD8 6LP



This lovely detached home offers bright, comfortable living across two well-arranged floors and sits within a friendly modern development in Jedburgh. Built around 2007 and beautifully maintained, it feels instantly welcoming from the moment you step into the spacious hallway, leading through to a relaxing living room and a sociable kitchen/dining space perfect for everyday family life. The ground-floor W.C. adds convenience, while the layout flows easily and makes the home feel both practical and inviting.

Upstairs, the principal bedroom enjoys its own en-suite shower room, creating a peaceful retreat at the end of the day. Three further bedrooms offer excellent flexibility for children, guests or home working, all served by a fresh and modern family bathroom. With a generous footprint of around 102sqm, the home provides plenty of space to grow into.

The attached single garage has been thoughtfully divided to create a handy storage area and a separate utility space - ideal for keeping household essentials neatly tucked away. Outside, the private gardens wrap around the front, side and rear of the property, offering a safe and sunny setting for relaxing, playing or gardening, all enclosed by timber fencing for privacy.

Set within a quiet residential pocket close to local shops, schools and transport links, this is a home that balances comfort, space and convenience beautifully. Warm, welcoming and ready to enjoy, it's an ideal choice for families looking to settle into a modern home in a lovely Jedburgh location.

32 Jedbank Drive, Jedburgh, TD8 6LP

Approximate Gross Internal Area = 102.9 sq m / 1107 sq ft

Garage = 23.3 sq m / 251 sq ft

Total = 126.2 sq m / 1358 sq ft

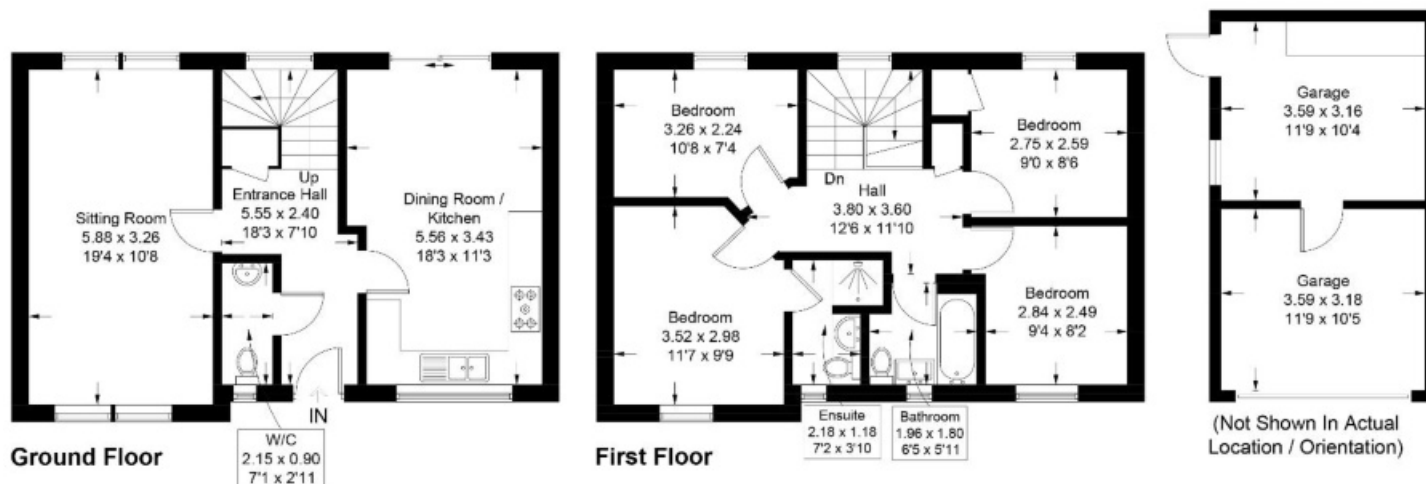


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326170)

Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£315,000 | EPC: C

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Jedburgh

Call 01835 863202

38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

Opening Hours:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.