



35 Hartrigge Crescent, Jedburgh, TD8 6HT

“A well-proportioned split level home close to the both the countryside and Jedburgh Grammar Campus”

ACCOMMODATION

Lower Floor: Living Room, Kitchen, Dining Room/Bedroom 3/Study

Entrance Floor: WC/Cloakroom

Upper Floor: Bedrooms 1 and 2, Shower Room

Guide Price £135,000



WELCOME TO

OVERVIEW

This semi-detached split-level property is located in a quiet corner of an established residential area. It is located within close walking distance of Jedburgh Grammar Campus and the Jed Circular Walk, ideal for countryside walks. The size and location of this dwelling lends itself to first time buyers, families and to those who enjoy the outdoors.

THE TOUR

Hartrigge Crescent has been designed to embrace the sloping site. The house has pedestrian access and a split-level design internally. The house is entered through a small garden into an entrance hall, giving level access to the WC/cloakroom and stepped access down to the lower floor and up to the first floor. The house has well-proportioned rooms and integrated storage throughout.



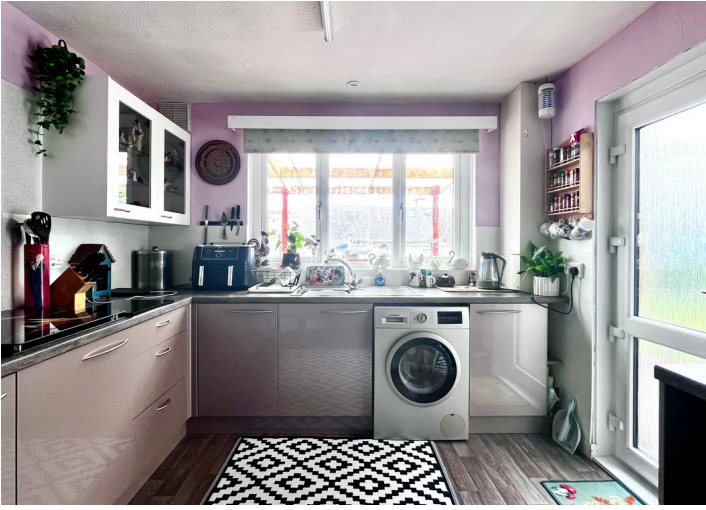
At lower ground level, the hallway gives access to the living room, kitchen, bedroom three (which could be flexibly purposed) and two storage cupboards. The kitchen is well proportioned and gives direct access to the rear garden. The fitted kitchen has gloss units, grey laminate worktops and a modern and contrasting splashback, an electric hob and an integrated oven. The washing machine and fridge freezer are included in the sale. The living room has a dual aspect, a flame effect stove and mantelpiece, and gives direct access to a spacious veranda.



At first floor level the hallway gives access to bedroom one, bedroom two, the shower room and four storage cupboards. Bedroom two also has a built in wardrobe. The shower room is lined with wet wall panels and fitted with a Mira Excel shower.

This home has gas central heating. All the windows are double glazed UPVC and are side hung where openable.

35 HARTRIGGE CRESCENT



OUTSIDE

35 Hartrigge Crescent is located in a quiet set back position and has pedestrian access. There is shared off street parking nearby adjacent to areas of open grass. The front garden is level and has an integrated external store. The rear garden is sloped and has been planted with flowers and shrubs substantially as ground cover. The large veranda is ideal for outdoor living.

THE AREA

This property is located close to Jedburgh Grammar Campus and is also in an ideal location and recreation being close to the Jed Circular Path.

Jedburgh is a traditional town with independent shops, cafes and restaurants and is home to Jed Forest rugby team. It is a destination on the Borders Abbeys Way, a long distance walk connecting magnificent ruined abbeys.

Sustainable travel is available from the Bongate which has a bus service to Tweedbank Train Station and Galashiels Transport Interchange.



35 HARTRIGGE CRESCENT



what3words

///handy.indoors.clearcut

COUNCIL TAX - Band B

EPC RATING - C

SERVICES -

The property is served by mains water, drainage, electric and gas services.



ABOUT TAIT'S

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft
(Excluding External Store)

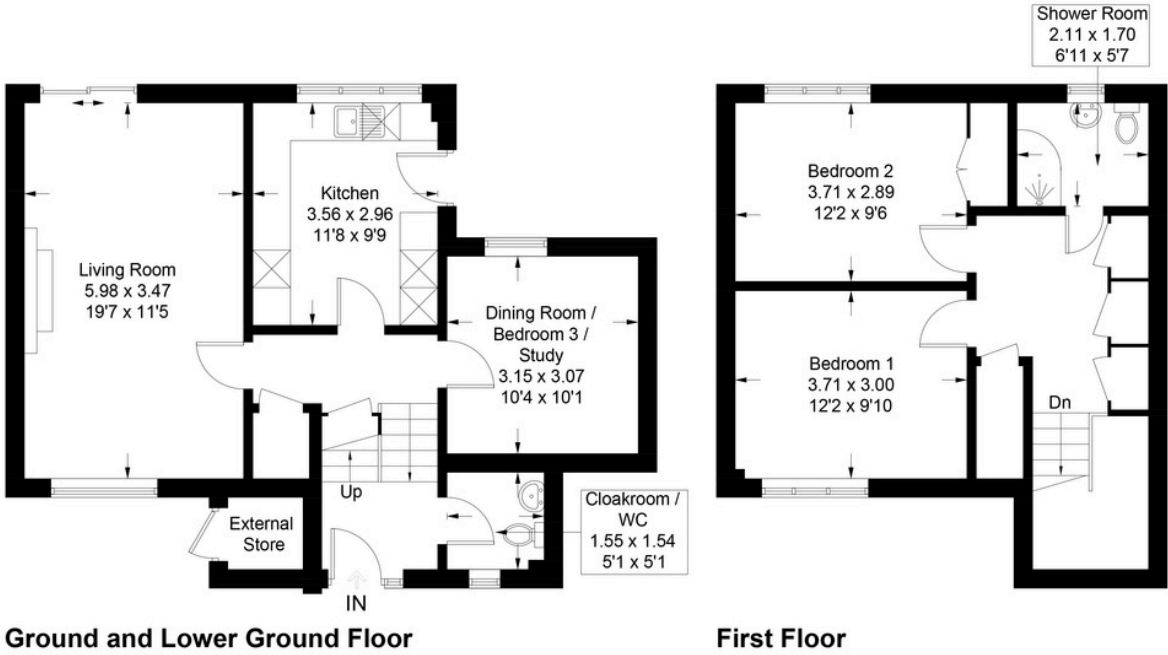


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311004)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.