



3 Blair Avenue, Jedburgh, TD8 6LD

‘A well presented semi-detached house situated within a sought after residential area and having local amenities close by’

ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Fitted Dining Kitchen, Bedroom and Bathroom

First Floor: Bedrooms 2 and 3

Low maintenance gardens to front and rear with driveway for private parking

Offers in the region of £150,000



WELCOME TO

OVERVIEW

A well presented three bedroom semi-detached house situated within a sought-after residential area and a short distance from the bustling town of Jedburgh. Built in the 1960s, 3 Blair Avenue provides bright accommodation, with a spacious floor area of approximately 83m².

The accommodation, which is presented in good decorative order throughout, has three well appointed bedrooms, a fitted kitchen with dining area and a subtly decorated sitting room with coal effect gas fire. Viewing of this property is highly recommended.

THE TOUR

The house is entered from the front garden into a small entrance hall which has stairs to the first floor and a storage cupboard underneath. On the right is the bathroom with a bath and large walk-in shower. The entrance hall provides direct access to the living room and the well appointed kitchen/dining room on the ground floor. The back door, in the kitchen, allows access directly from the kitchen/diner into an enclosed garden at the rear.

The living room is nicely decorated, with a coal effect gas fire providing a focal point within the room. The kitchen is bright and well appointed and overlooks the rear garden. It has a range of fitted units, a built-in oven with gas hob and grey splashbacks. There is space within the kitchen for a dining table and chairs.

Along the hallway is a room currently used as a bedroom, although this could be repurposed into a study or small dining room if required.

The upper floor has two further well presented double bedrooms with built-in storage.





PROPERTY ADDRESS

OUTSIDE

3 Blair Avenue nestles within a small housing development a stone's throw from the countryside. The property enjoys easily maintained gardens to both the front and rear which are laid with stone chippings at the rear. There is an area for parking a vehicle at the front, with a small flower bed and a path which leads into the back garden.

THE AREA

Jedburgh, which has the Jed Water running through it, boasts many attractions such as Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail. Being set on the A68, routes to Edinburgh and Newcastle are on the doorstep. Jedburgh has a splendid range of shops and amenities, many leisure facilities and both primary and secondary schools and is surrounded by the spectacular scenery for which the Borders is renowned. With this property being close to the town centre, all of the local amenities are right on the doorstep.

While 3 Blair Avenue might benefit from a small amount of modernisation, which would allow the buyer to put their own stamp on the property, it would equally make a fantastic first time buyers' property or a comfortable home in a popular location for those looking to downsize. It is a comfortably proportioned house which has been well maintained and offers much to a prospective buyer.

Viewings of this property are highly recommended in order to fully appreciate what it offers the prospective purchaser.





PROPERTY ADDRESS

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FIXTURES AND FITTINGS

COUNCIL TAX - BAND C

EPC RATING -

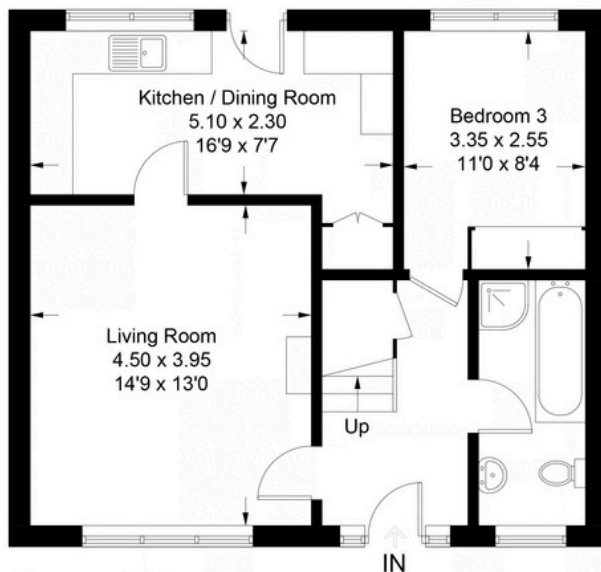
SERVICES

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

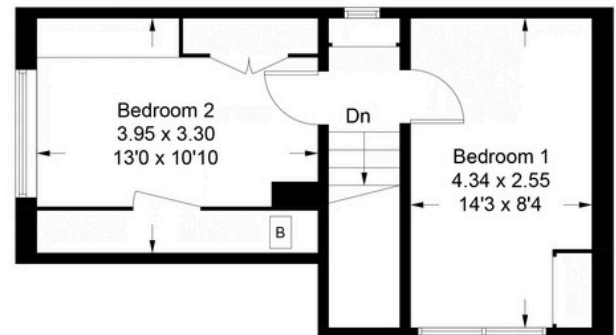
ABOUT TAITs

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 = 82.7 sq m / 890 sq ft



Ground Floor



First Floor

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.