



18 Lothian Road, Jedburgh, TD8 6LA

‘A well presented chalet style end-terraced house situated within an established residential area’

ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Area, Bedroom, Bathroom

First Floor: Bedrooms 2 and 3

Offers in the region of £145,000



WELCOME TO

OVERVIEW

A well presented one and a half storey end terraced house situated within an established residential area, and having local amenities close by. Built in approximately 1968, 18 Lothian Road provides bright accommodation, with a spacious floor area of approximately 91m².

The accommodation, which is presented in neutral tones, has three well appointed bedrooms, a fitted kitchen with dining area and a cosy sitting room with log burner. 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 left is the bathroom with over-bath shower. The entrance hall provides direct access to the living room and the well appointed kitchen/dining room on the ground floor. Patio doors allow access directly from the kitchen/diner into an enclosed garden at the side, which has open views across the valley.

The living room is very cosy, with a log burner for those chilly winter evenings. The kitchen is bright and overlooks the rear garden and has a range of fitted units, a built-in eyelevel oven with separate electric hob and grey tiled splashbacks. A dining area is situated by the large, patio doors.

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

18 Lothian Road sports views over both the town of Jedburgh as well as the local countryside. The property enjoys easily maintained gardens to the front, side and the rear of the property which are mostly laid to lawn, along with areas covered by stone chippings

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.

18 Lothian Road would make a fantastic first time buyers' property or equally, a comfortable home in a popular location for those looking to retire in a quiet location.





PROPERTY ADDRESS

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FIXTURES AND FITTINGS

All fitted carpets and flooring, curtains, blinds and light fittings are included as well as integrated appliances. The washing machine is also included, although no warranty is given.

COUNCIL TAX - BAND B

EPC RATING – C

SERVICES

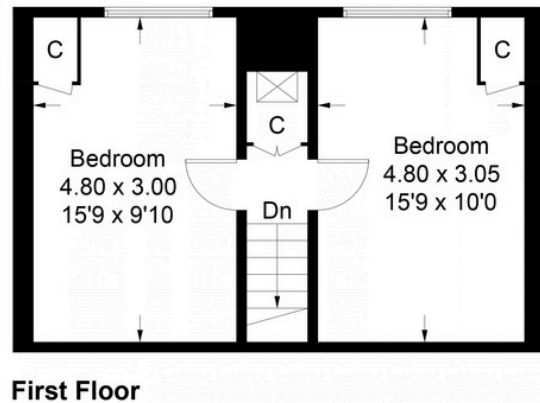
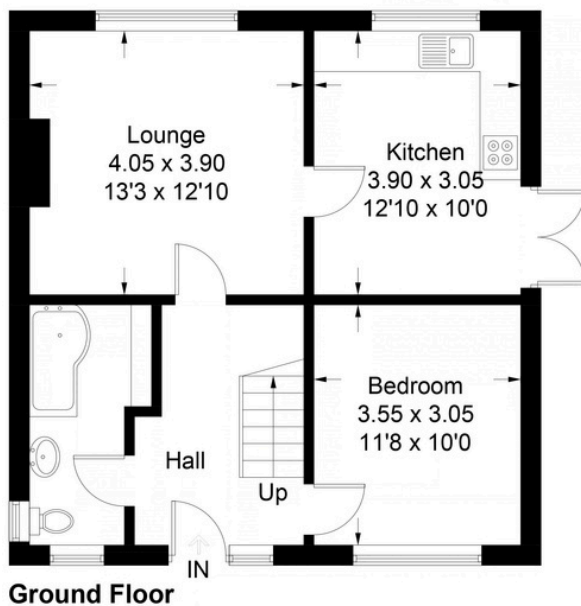
The property has gas central heating and is served by mains water, drainage, electric and gas services.

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.

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Approximate Gross Internal Area = 89.69 sq m / 965 sq ft



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.