

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**9 Howden Crescent,
Jedburgh, TD8 6JY**



9 Howden Crescent is a beautifully presented three bedroom semi detached home set within a popular and well established residential area of Jedburgh. Recently extended and upgraded, the property now offers a bright and contemporary open plan layout that enhances both everyday living and entertaining.

The ground floor is thoughtfully arranged, beginning with a welcoming entrance hallway leading into the lounge and the newly extended open plan kitchen and living space. This impressive area combines modern styling with excellent functionality, further complemented by a separate utility space and a convenient WC.

Upstairs, the home continues to impress with three well proportioned bedrooms and a modern family bathroom, offering comfort and versatility for a range of buyers including families, first time purchasers and those seeking a move in ready home.

Externally, the property enjoys garden grounds to the front, side and rear, providing a mix of lawn, seating areas and space for outdoor enjoyment. A multi car driveway offers excellent off street parking, while the fully wired and insulated garden room adds fantastic flexibility - currently used as a home gym but equally suited to hobbies, a workspace or a quiet retreat.

Well maintained, stylishly extended and situated in a sought after part of Jedburgh, 9 Howden Crescent offers a wonderful balance of modern living and practical comfort.

Lending Restrictions:

Please note that the wood-cladded exterior may affect certain lending options, so we recommend confirming with your mortgage provider before arranging a viewing.

9 Howden Crescent, Jedburgh

Approximate Gross Internal Area = 95.1 sq m / 1023 sq ft

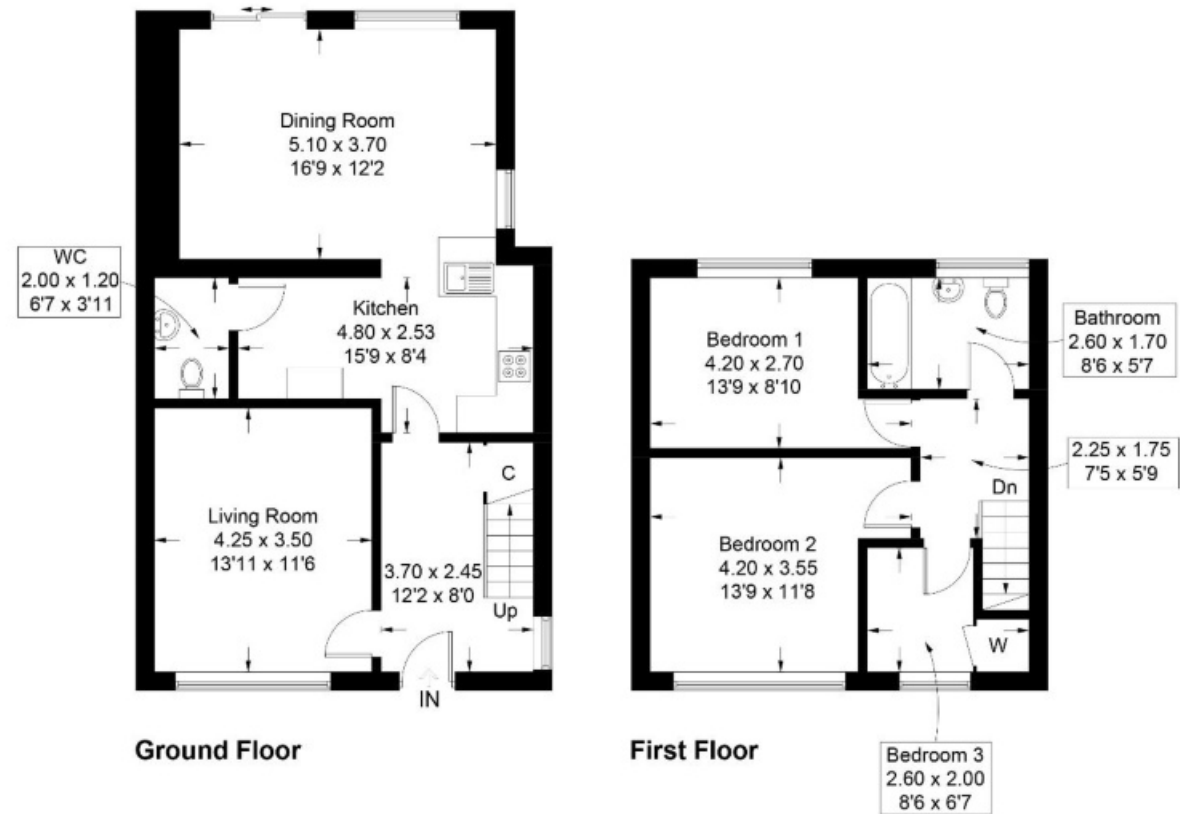


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313789)

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

£145,000 | EPC: D

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

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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
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Langholm, Tel 013873 80482
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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.