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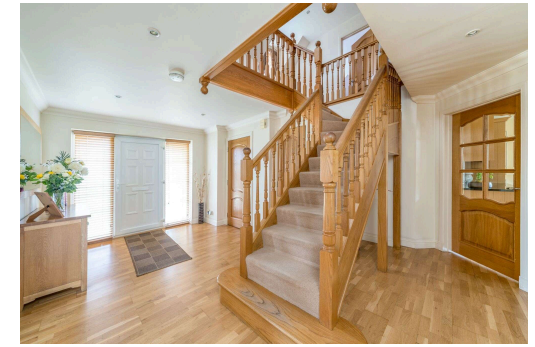


4 Alder Avenue

Jedburgh, TD8 6JD

Offers Over £425,000





An exceptional opportunity for families seeking generous living space, superb versatility, and a beautiful setting - 4 Alder Avenue is an impressive detached home offering bright and welcoming accommodation with an effortless flow between rooms, perfectly suited to modern family life.



4 ALDER AVENUE

Occupying a substantial plot, the property boasts a beautifully maintained and level rear garden complete with a super garden room - ideal as a home office, studio or hobby space, alongside an integrated double garage. Situated within the desirable Alder Avenue, the property enjoys a peaceful semi-rural outlook while remaining conveniently placed for excellent local amenities, schooling, and the A68, providing straightforward access to both Newcastle and Edinburgh in around an hour. Completed in 2005, the home has been finished to a high standard with a timeless interior design. The accommodation has been thoughtfully planned to maximise natural light and offers a flexible layout to suit a variety of lifestyles.

The first floor hosts four well-appointed bedrooms, including an impressive principal suite with en-suite shower room, while excellent built-in storage is provided throughout.

Outside, the generous garden is a particular highlight, featuring an expansive lawn, attractive pergola, decked seating area, and the versatile garden room, creating a wonderful environment for both entertaining and family enjoyment.

LOCATION

Jedburgh is justifiably known as the "Jewel of the Borders", offering a vibrant community atmosphere alongside an excellent range of independent shops, cafés, restaurants, and leisure facilities. The town also benefits from a modern Community & Arts Centre and a state-of-the-art educational campus providing schooling from nursery through to secondary level. The historic Royal Burgh of Jedburgh lies approximately ten miles north of the English border and enjoys excellent transport connections. Both Edinburgh and Newcastle airports are easily accessible by road, while the East Coast Main Line can be reached at Berwick-upon-Tweed, approximately 35 miles away. Positioned just off the A68, the town is particularly well suited to commuters, offering convenient access to the wider Borders region and the Borders Railway network.

HIGHLIGHTS

- Sought-after and well-established residential location
- Spacious detached four-bedroom family home
- Flexible layout with potential for open-plan living
- Double garage and private driveway
- Superb garden grounds with garden room
- Bright, well-proportioned accommodation throughout
- Excellent access to local amenities, schooling and the A68

ACCOMMODATION SUMMARY

Ground Floor: Entrance Hall, WC with wash hand basin, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room. First Floor: Landing, Principal Bedroom with En-Suite Shower Room (wash hand basin and WC), Bedroom Two with En-Suite Shower Room (wash hand basin and WC), Two Further Bedrooms, Family Bathroom with separate shower cubicle, wash hand basin and WC.

SERVICES

Mains electricity, water and gas. Gas central heating and double glazing are installed throughout with underfloor heating in ground level. Double garage has central heating, double glazing in summer house, decking is composite.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band C.

VIEWING & VIRTUAL TOUR

A virtual tour is available via the Hastings Legal website and YouTube channel, and we recommend viewing this prior to arranging an in-person appointment. The Home Report can be downloaded from

the Hastings Legal website or requested by emailing enq@hastingslegal.co.uk To register your interest, arrange a viewing, or request further information, please contact Hastings Property Shop on 01573 225999. Lines are open seven days a week, including evenings, weekends and public holidays.

TENURE

Freehold

MARKETING POLICY

Offers over £425,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

