

**Jedburgh**  
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SOLICITORS & ESTATE AGENTS

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## 85 Hartrigge Crescent, Jedburgh

TD8 6HT

**Guide Price £95,000**



85 Hartrigge Crescent is a most attractive maisonette style property which is located within a popular area of Jedburgh, tucked away enjoying a surprisingly private setting at the top of the cul de sac. The property boasts very comfortably proportioned accommodation, presented in excellent decorative order throughout; ideally suited to those searching for an affordable starter home which is ready to move into. Outside, there is a pleasant area of garden to the rear whilst ample parking is available within the cul de sac. £5,000 below Home Report value.



# 85 Hartrigge Crescent, Jedburgh

TD8 6HT

**Guide Price £95,000**

Ground Floor  
Entrance Hall  
Lounge  
Kitchen

First Floor  
Bedroom One  
Bedroom Two  
Bathroom

Ample storage  
Gas Central Heating  
Double Glazing  
Private garden to the rear

Advertised at £5,000 below Home Report value.



**Situation:**

Lying on the banks of the Jed Water, the picturesque Abbey town of Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible for major locations both north and south bound via the A68. The rail link between Tweedbank and Edinburgh is around a 25 minute drive from the town. The beauty of the region coupled with the numerous historic buildings make this a location popular with locals and tourists alike. Primary and secondary schooling are both within comfortable reach, whilst the new Intergenerational Jedburgh Grammar Campus is due for completion in March 2020.

**Description**

This truly is a very attractive property, situated within a popular residential area and benefiting from a particularly private and quiet setting at the top of the cul de sac. Benefiting from an abundance of attractive features such as sizeable rooms, modern décor, and recently refurbished throughout providing an easily managed home which is ready to move into. On entering the property, the welcoming hall leads off to the kitchen which is well equipped with an excellent range of units. A further door leads through a particularly spacious lounge which has room for a good range of furniture and is well lit by two front set windows. Also off the hall are two useful storage cupboards. Upstairs, there are two generous double bedrooms, both of which have been decorated to a high standard and there is a well appointed bathroom. A further large cupboard provides additional storage space. Outside, there is a good sized area of private garden whilst ample parking is available within the cul de sac.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water, electricity and gas. Gas central heating. Double glazing.

**EPC:**

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**Viewing:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.

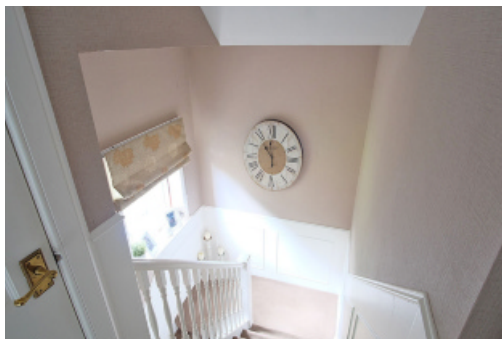
**Important:**

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein.

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**85 Hartrige Crescent, Jedburgh, TD8 6HT**

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/Usketch.com © (1D575627)

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