

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



24 Forthill Avenue, Jedburgh,

TD8 6HJ

Guide Price: £145,000.



24 Forthill Avenue is a substantial semi-detached house presented in excellent decorative order throughout making it a fine addition to the market. Benefiting from an abundance of pleasing features such as its convenient location, which is in comfortable walking distance of the current school and the new school development as well as the town centre of Jedburgh, this would be the perfect family home.



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GROUND FLOOR

Hallway 4.09 x 2.80m

Lounge 3.64 x 5.57m

Kitchen 4.68 x 2.36m

Bedroom Four 3.61 x 3.06m

FIRST FLOOR

Landing

Bathroom 2.10 x 1.96m

Master Bedroom 3.96 x 3.48m

Bedroom Two 3.37 x 3.67m

Bedroom Three 5.03 x 2.80m

EXTERIOR

Front, side and rear garden

On-street Parking



Situation:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

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Fixtures and Fittings:

All floor coverings, curtains, light fittings, kitchen fittings and bathroom fittings are to be included within the sale.

Services:

Mains water & drainage, gas and electricity.

EPC:

C

Viewings:

Viewings come highly recommended to fully appreciate and avoid any disappointment. To arrange a viewing please contact the Selling Agent, Cullen Kilshaw, 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.

Directions:

Travelling from Cullen Kilshaw, Jedburgh, drive towards the A68 and turn left. Immediately take the junction on your right onto Waterside Road. From Waterside Road turn left onto Forthill Avenue and then right onto Stonehill Place taking the immediate right turn onto Forthill Avenue.

For sat nav users, the post code is TD8 6HJ.

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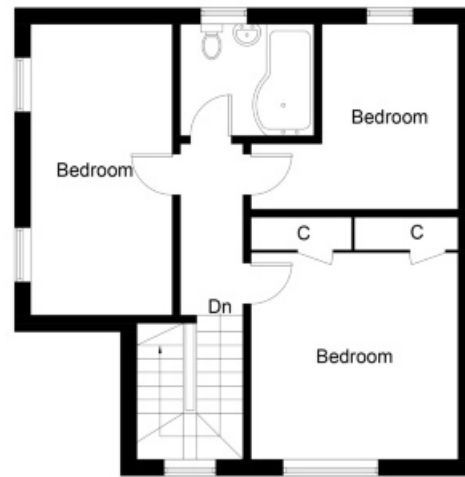


24 Forthill Avenue, Jedburgh

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketch.com © (ID 576189)

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Full members of:



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.