

Jedburgh
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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63 Howdenburn Court, Jedburgh

TD8 6PX

Guide Price: £125,000



63 Howdenburn Court is an immaculately presented three bedroom mid-terraced property located in a sought after and rarely available residential area of Jedburgh. The property has been decorated neutrally throughout, to a very high standard and overall consist of a hallway, lounge, kitchen/diner, downstairs WC, landing, bathroom, and three double bedrooms



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GROUND FLOOR

Hallway

Lounge 5.42 x 3.90m

Kitchen/Dining Room 5.55 x 3.25m

WC

FIRST FLOOR

Landing

Master Bedroom 5.42 x 3.40m

Bedroom Two 3.25 x 2.60m

Bedroom Three 3.30 x 3.25m

Bathroom

GARDEN

Decked rear garden with patio



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:

63 Howdenburn Court is an immaculately presented three bedroom mid-terraced property located in a sought after and rarely available residential area of Jedburgh. The property has been decorated neutrally throughout, to a very high standard and overall consist of a hallway, lounge, kitchen/diner, downstairs WC, landing, bathroom, and three double bedrooms. Perfect for any family, the accommodation also resides within a short walking distance from the new Jedburgh Intergenerational Campus which will replace Jedburgh Grammar, Howdenburn and Parkside Primary Schools and should be completed early next year. The property also benefits from a rear, enclosed garden that has been made easily maintainable with decked and wood chipped areas as well as ample on-street parking and is within close proximity to the town centre.

Fixtures and Fittings:

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

Services:

Main water & drainage, gas and electricity.

EPC:

C

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.

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.

Home Report Value:

£130,000

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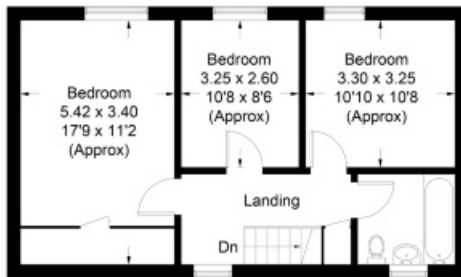
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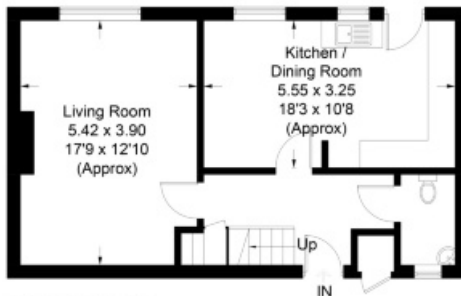


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Approximate Gross Internal Area = 104.1 sq m / 1120 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (D582892)

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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.