

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**21 Howdenburn
Court, Jedburgh,
TD8 6NP**

Guide Price: £120,000



21 Howdenburn Court is a deceptively spacious split level, mid terrace property, tucked away in a quiet residential area of Jedburgh. Just a 5 minute walk from the New Jedburgh Grammar Campus, this 3 bedroom property is an ideal starter home for any family. The property does require some level of cosmetic upgrading, however is in good order throughout. Viewing is highly recommended .



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INTERNAL

Hallway
Kitchen
Potential Office Space
Bathroom
Master Bedroom
Bedroom Two
Bedroom Three
LIVINGROOM

EXTERNAL

Private, enclosed rear garden
Ample off-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:

21 Howdenburn Court is a deceptively spacious split level, mid terrace property, tucked away in a quiet residential area of Jedburgh. Just a 5 minute walk from the New Jedburgh Grammar Campus, this 3 bedroom property is an ideal starter home for any family. The property does require some level of cosmetic upgrading, however is in good order throughout. The property comprises of 3 double bedrooms, a spacious - well equipped - kitchen, bathroom, large living space, and small study/office area. The bright and spacious hall is split over two levels with ample built in storage space. The property benefits from a single garage and enclosed back garden. Viewing is highly recommended to fully appreciate the potential of this property.

Fixtures and Fittings:

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

Services:

Mains water, drainage, gas and electric.

EPC:

D

Viewings:

Strictly by appointment with Selling Agent Only. To arrange an appointment, 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 settling closing date and do not bind themselves to accept highest of any offer.

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

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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.