



## 22 CASTLEGATE

### JEDBURGH TD8 6AR

*A most desirable and traditional ground floor flat situated within close proximity of the town centre and all local amenities. Bright accommodation, which is in good decorative order, comprises:- Vestibule, Livingroom, Inner Hall, Kitchen, Spacious Double Bedroom, Shower Room and an enclosed private courtyard at rear. The property benefits from gas central heating, is mostly double glazed and being offered for sale with all fitted carpets, flooring, curtains, blinds and washing machine.*



## ACCOMMODATION

### VESITBULE

A partially glazed door at street level opens into a small vestibule with coat hooks, 1 double power point and electric meters. Fitted carpet.

### LIVINGROOM 4.23m x 4.04m

Attractive room with large secondary glazed window to front and vertical blinds. Feature fireplace with electric wood burning effect stove. TV aerial. 3 double power points. C/h radiator. Telephone point. Cupboard containing gas meter. Partially glazed door to inner hall. Fitted carpet.

### HALL 2.69m x 0.75m

Bright hallway giving access to all rooms. C/h radiator. Smoke alarm. Partially glazed doors to living room and kitchen. Fitted carpet.

### KITCHEN 2.38m x 2.20m

Bright kitchen with window to rear overlooking the courtyard and roller blind. Range of white fitted base and wall units with contrasting worktops. Stainless steel sink unit with drainer and mixer tap. Integrated 'Beko' electric hob, oven and grill and chrome chimney style cooker hood. 2 double and 1 single power points. Cupboard containing c/h boiler. Plumbed for washing machine. Partially glazed door to hall. Slate tiled effect vinyl flooring.

### BEDROOM 5.09m x 2.91m

Spacious double bedroom with window to rear overlooking the courtyard and vertical blinds. 2 double power points. C/h radiator. Fitted carpet.

### SHOWER ROOM 1.90m x 1.52m

With frosted glass window to side and roller blind. White WC and pedestal wash hand basin and tiled splashback. Shower cubicle with modern wall boarding, stainless steel shower and glass door. Extractor fan. Wall mounted electric heater. Vinyl flooring.

### OUTSIDE

A shared gravelled path at the side of the property leads to a private enclosed courtyard at the rear.

### SERVICES:

Mains water, drainage, gas and electricity are connected.

### GENERAL:

All fitted carpets and flooring, curtains, blinds and washing machine are included in the sale. The electric fire and surround are specifically excluded.

### BURDENS:

Council Tax – Band A EPC rating – D67

### VIEWING:

Strictly by appointment with the selling agents.

### ENTRY:

Entry is by negotiation.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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