

Jedburgh
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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43 Blair Avenue, Jedburgh,

TD8 6LD

Guide Price: £90,000



43 Blair Avenue is a charming upper floor, three bedroom maisonette located in a popular residential area of Jedburgh. Decorated in neutral tones and to a high standard throughout, the property benefits from an abundance of attractive features that should suit a number of potential buyers.



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FIRST FLOOR

Hallway 3.39 x 2.49m

Lounge 4.14 x 3.97m

Kitchen 3.99 x 3.06m

Bathroom 2.11 x 1.79m

Bedroom One 3.42 x 3.26m

SECOND FLOOR

Landing

Bedroom Two 4.70 x 3.28m

Bedroom Three 3.39 x 2.49m

EXTERNAL

Private, enclosed garden to the rear

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:

43 Blair Avenue is a charming upper floor, three bedroom maisonette located in a popular residential area of Jedburgh. Decorated in neutral tones and to a high standard throughout, the property benefits from an abundance of attractive features that should suit a number of potential buyers such as the spacious accommodation, modern fixtures and fittings as well as an enclosed low maintenance, private rear garden, on-street parking and stunning views over the town and surrounding countryside. Overall comprising of a hallway, lounge, kitchen, bathroom and double bedroom on the first floor as well as two further double bedrooms on the second floor, 43 Blair Avenue would be perfectly suited to a first time buyer or family looking to move closer to the town center. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

All furniture is available for separate negotiation.

Services:

Mains water and drainage, gas and electricity.

EPC:

D

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:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Home Report Value:

£90,000.00

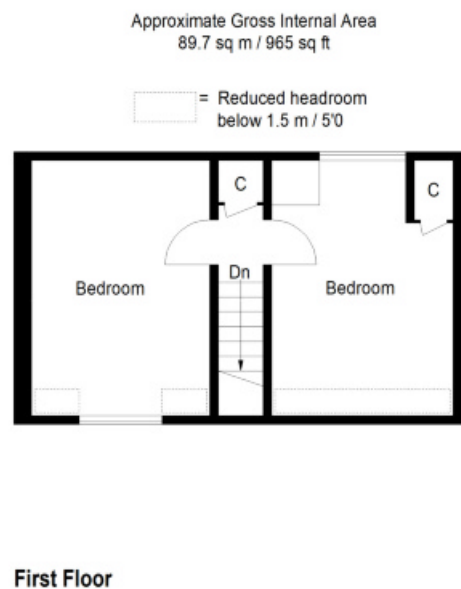
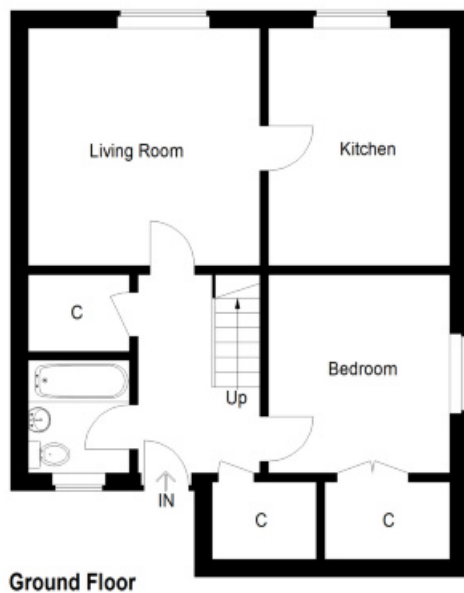
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43 Blair Avenue, Jedburgh



Approximate Gross Internal Area
89.7 sq m / 965 sq ft

□ = Reduced headroom
below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 748230)

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

Also At:
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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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.