



## 103 HOWDENBURN COURT

JEDBURGH TD8 6NP

*A desirable semi detached dwellinghouse situated on the edge of town and enjoying a lovely open outlook.*

2  1  1 



Bright and spacious accommodation comprises:- Vestibule, Livingroom, Dining Kitchen, 2 Double Bedrooms and Bathroom. There is a neatly maintained enclosed garden at the rear with lawn and decking as well as a garden shed. There is also a gravelled low maintenance garden to the front with private parking. The property benefits from gas central heating, full double glazing and is being offered for sale with all fitted carpets and floor coverings, blinds and light fittings.

## ACCOMMODATION

### VESTIBULE:

A double glazed door at the front opens into a bright vestibule with window to front. Roman blind. C/h radiator. 1 single power point. Understairs storage area. Beech laminate flooring. Stairs to first floor landing with open balustrade, telephone point, smoke alarm, 1 single power point and fitted carpet.

### LIVINGROOM: 5.05m x 3.96m

Bright livingroom at first floor level with window to front giving a lovely open outlook. Feature contemporary wall mounted electric fire. C/h radiator. TV aerial. 5 chrome plated double power points. Patio doors to rear garden. Fitted carpet.

### KITCHEN: 5.49m x 2.96m

Modern dining kitchen with window to front giving a lovely open outlook. Roman blind. Window to side with roman blind. Charcoal sink unit with drainer and mixer tap. Excellent range of grey fitted base and wall units with contrasting worktops and splashbacks. Integrated "bosch" electric 4 ring ceramic hob, oven, grill and chrome chimney style cooker hood. Integrated 'bosch' dishwasher. Plumbed for washing machine. 4 chrome plated double and 1 single power points. C/h radiator. Contemporary lighting. Shelved storage cupboard containing combi c/h boiler and electric meters. Double glazed door to garden. Vinyl flooring.

### UPPER FLOOR:

Stairs from the first floor landing lead to the upper floor with open balustrade, window to front at half way with roman blind, 1 single power point and fitted carpet.

### LANDING: 3.92m x 0.86m

Giving access to all rooms on the upper floor. Window to front with a lovely open outlook and roman blind. Shelved storage

cupboard. C/h radiator. 1 single power point. Dark oak laminate flooring.

### BEDROOM 1: 4.09m x 2.91m

Spacious double bedroom with window to rear overlooking the garden. Roller blind. Double fitted wardrobe with hanging rail and shelving. Shelved linen cupboard. 2 single power points. C/h radiator. Beech laminate flooring. Dimmer switch.

### BEDROOM 2: 4.09m x 3.45m

Spacious double bedroom with window to rear overlooking the garden. Roller blind. 1 double and 2 single power points. C/h radiator. Fitted carpet. Hatch to attic with loft ladder.

### BATHROOM: 2.37m x 1.48m

Contemporary bathroom with frosted glass window to front and roman blind. White WC and wash hand basin in a vanity unit with storage below and an attractive mirror above. Bath with contrasting bath panel, central mixer tap, stainless steel electric shower and glass screen. Tiled effect wall boarding around shower and WC. Ladder style c/h radiator. Dark oak laminate flooring.

### OUTSIDE:

The front garden is gravelled for ease of maintenance and there is a driveway for private parking. Shared steps at the side lead to the rear garden. A small gate opens into a paved patio area with outside tap and steps leading up to an enclosed garden with lawn, decking and a garden shed.

### GENERAL:

All fitted carpets and flooring are included in the sale along with the blinds and light fittings. There is a gas connection in the living room for a gas fire if required.

### SERVICES:

Mains water, drainage, gas and electricity are connected.

### BURDENS:

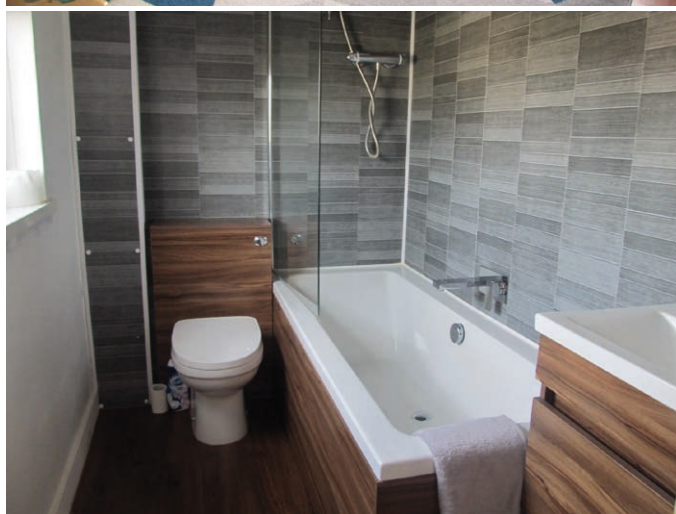
Council Tax – Band A EPC Rating – D63

### VIEWING:

Strictly by appointment through the selling agents.

### ENTRY:

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.



**Zoopla.co.uk**  
Smarter property search



**TAITS**  
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ  
T: 01573 224 311  
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ  
T: 01835 344 911  
E: info@taits.co.uk