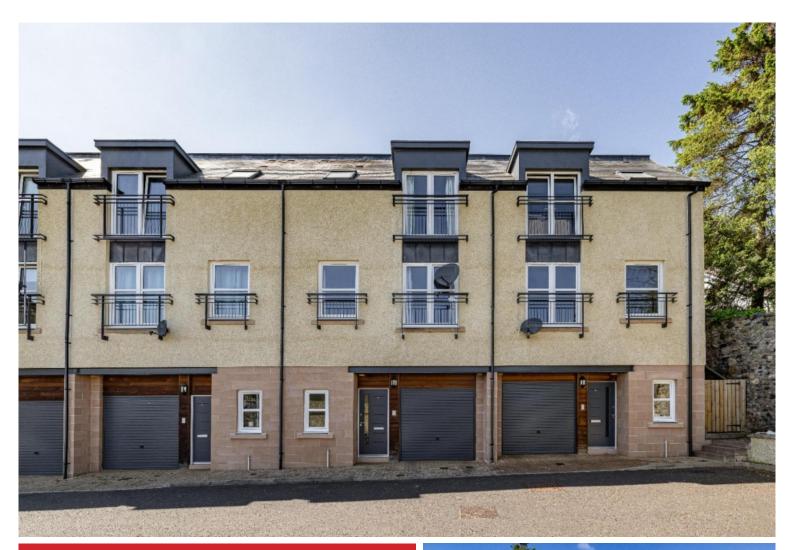
# **Jedburgh** Call 01835 863202



WWW.CULLENKILSHAW.COM



**19 Williams Court** Jedburgh, TD8 6BS

OIRO £210,000

\*£10,000 below home report valuation\* Presented in very good condition throughout, 19 Williams Court is a stunning, three-storey townhouse, set within a relatively new development of Jedburgh. Built approximately 10 years ago by local developers, the home sports neutral, modern décor throughout as well as an elevated position that affords the owner with fantastic views over the town and surrounding countryside. Ideally suited to the family or those looking to move closer to the town centre, this mid-terraced home offers extensive, spacious accommodation.



# **19 Williams Court** Jedburgh, TD8 6BS

OIRO £210,000





## Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is 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:**

Internally, 19 Williams Court comprises of an integral single garage, utility area and entrance hallway on the ground floor. The first floor comprises of an open plan dining kitchen area with conservatory, WC, with a few steps leading to the spacious lounge. The second floor offers the master suite with en-suite shower room as well as two further bedrooms and family bathroom. Externally, 19 Williams Court boasts a beautifully maintained terraced rear garden mostly laid to lawn and patio, as well as an abundance of on-street parking facilities in addition to the integral garage. Previously, the property has had a successful lettings history and therefore would lend itself to those looking to expand their investment portfolio. Viewings are considered essential in order to fully appreciate the property.

## **Fixtures and Fittings:**

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

## Services:

Mains gas, electricity, water and drainage.

## EPC:

С

## **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:

£220,000.00

## **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.



WWW.CULLENKILSHAW.COM



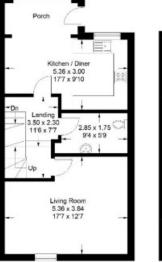


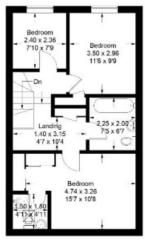
19 Williams Court, Jedburgh

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft



Ground Floor





First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID977169)



WWW.CULLENKILSHAW.COM

Interested in this property?

# Jedburgh Call 01835 863202

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

38 High Street, Jedburgh, TD8 6DQ Phone: 01835 863202 Fax: 01835 864016 Email: jedburgh@cullenkilshaw.com

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

#### Also At:

 Galashiels,
 Tel 01896 758 311

 Jedburgh,
 Tel 01835 863 202

 Hawick,
 Tel 01450 3723 36

 Kelso,
 Tel 01573 400 399

 Melrose,
 Tel 01896 822 796

 Peebles,
 Tel 01721 723 999

 Selkirk,
 Tel 01750 723 868

 Langholm,
 Tel 013873 80482

 Annan,
 Tel 01461 202 866/867

Full members of:



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.