



KAILZIE, 3 EDINBURGH ROAD JEDBURGH TD8 6EA

“A desirable semi detached traditional bungalow situated on the edge of town but within close proximity of all local amenities.”



A desirable semi detached traditional bungalow situated on the edge of town but within close proximity of all local amenities. Bright accommodation, which is in good order throughout, comprises:-

VESTIBULE

ENTRANCE HALL: 3.31m x 1.03m

LIVINGROOM: 4.53m x 3.93m

FITTED KITCHEN: 3.38m x 2.13m

2 DOUBLE BEDROOMS (3.62m x 3.26m and 3.61m x 3.33m)

SHOWER ROOM: 2.09m x 1.54m

ATTIC with loft ladder access

GARDENS:

There is a delightful enclosed garden to front with a range of established plants, shrubs and perennials. A gate leads to the rear garden which is also enclosed and private and laid with lawn. There are paved patio areas, a large garden shed and an outside utility store also at the rear.

GENERAL:

Kailzie is a desirable semi detached traditional bungalow and an ideal property for the small family or those looking to downsize closer to the town. Accommodation is in good order and has the benefit of gas central heating and double glazing.

SERVICES:

Mains water, drainage, gas and electricity.

FIXTURES & FITTINGS:

All carpets, flooring, curtains, blinds and light fittings included. The wardrobe in bedroom 2 is also included.

BURDENS:

Council Tax – Band 'B' EPC Rating – D59

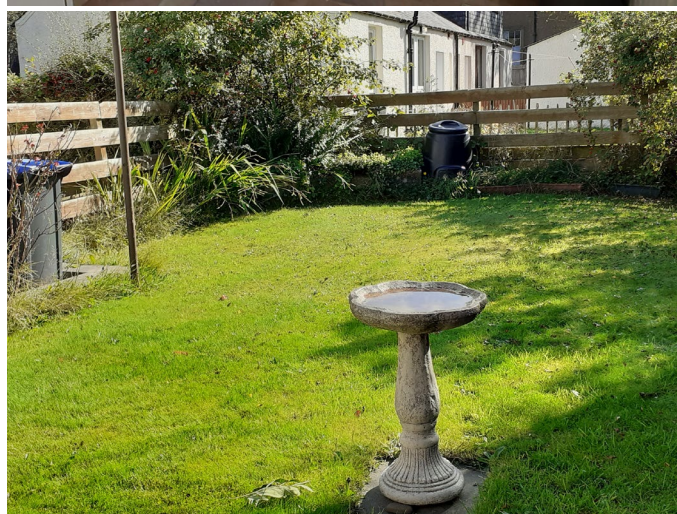
VIEWING:

Strictly by appointment through the selling agents.

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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