

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**3 Jedbank Drive,**  
Jedburgh, TD8 6LP

**OIRO £295,000**



Set within an elevated position, a short walk from Jedburgh town centre and all local amenities, 3 Jedbank Drive is brought to the market in impeccable condition throughout. Extending over a generous 108sqm, the three bedroom family home offers a unique and highly attractive opportunity to the family or those looking to move into the area. Constructed in 1998, the detached bungalow enjoys modern fixtures and fittings throughout as well as a wealth of natural light and beautiful views over the surrounding countryside. Viewings are considered essential to be fully appreciated.



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**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:**

Sporting an all category one home report, 3 Jedbank Drive exudes modern day charm and comprises an entrance hallway, spacious dining kitchen, lounge with adjoining conservatory, family bathroom with spate shower cubicle, three very well proportioned double bedrooms and utility room. Externally, 3 Jedbank Drive enjoys beautifully landscaped surrounding garden grounds that have been designed to provide a most alluring, tranquil space to enjoy with family and friends. Additionally, the property offers an attached single garage as well as ample parking facilities within the private driveway. Ideally suited to the family, those looking to move into the area, or those in need is versatile accommodation that allows for working from home capability.

**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:**

C

**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:**

£295,000.00

**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.

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### 3 Jedbank Drive, Jedburgh, TD8 6LP

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft  
 Utility / Garage = 20.3 sq m / 219 sq ft  
 Total = 123.2 sq m / 1326 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1070079)

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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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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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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.