

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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48 Bongate, Jedburgh, TD8 6DX



48 Bongate is a well-presented, three-bedroom, upper quarter house situated in a convenient location within Jedburgh, offering excellent potential for renovation. Ideally suited to the first time buyer, small family or rental investor, the property boasts a well-appointed rear garden, providing an ideal outdoor space to enjoy or further enhance. Viewings are considered essential.



48 Bongate,

Jedburgh, TD8 6DX



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:

While the property is in need of some updating, its layout and space make it a fantastic option for anyone looking to invest in a property with great potential. Currently comprising an entrance hallway, lounge with adjoining kitchen, three well-proportioned bedrooms and a family bathroom, the internal living area extends to an approximate 82sqm.

Externally, the enclosed rear garden affords the buyer with an easily maintainable area, mostly laid to lawn and patio. This space could be further developed to provide a beautifully presented haven, but it could also be retained and utilised as it currently stands. On-street parking adds to the convenience of the location and is offered to the rear on Forthill Terrace.

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:

D

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

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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44 Bongate, Jedburgh, TD8 6DX

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1168759)

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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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| Jedburgh, | Tel 01835 863 202 |
| Hawick, | Tel 01450 3723 36 |
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| 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.