

**Jedburgh**

Call 01835 863202



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **74 Howden Road,**

Jedburgh, TD8 6JS



74 Howden Road presents a well-proportioned, two-bedroom, semi-detached home to the market, set within immaculately maintained gardens on three sides. Located in a popular residential area, this property offers an excellent opportunity for first-time buyers, investors, or those looking to modernise and create a home tailored to their own tastes.





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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:**

Extending to approximately 74 sqm and constructed by the local authority circa 1950, this accommodation is arranged over two levels. The ground floor comprises an entrance hallway, bright and spacious dual-aspect dining lounge with an abundance of natural light, and a kitchen with garden access. Upstairs, there are two generously sized double bedrooms, both benefiting from built-in storage, and a contemporary shower room.

Externally, the property boasts attractive wraparound gardens featuring lawns, patio areas, and mature shrubs. A timber-built garage, driveway, and ample on-street parking complete the offering.

The home is neutrally decorated throughout and benefits from electric heating. Some internal upgrading would be beneficial, presenting an exciting opportunity to add value.

**Fixtures and Fittings:**

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

**Services:**

Mains electricity, water and drainage.

**EPC:**

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**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:**

£125,000.00

**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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### 74 Howden Road, Jedburgh, TD8 6JS

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1212621)

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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:

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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.