

**Jedburgh**

Call 01835 863202



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **32 Bountrees**

Jedburgh, TD8 6EY



32 Bountrees is a well presented two bedroom ground floor apartment located within a well established residential area of Jedburgh - within easy reach of the town centre and all local amenities. With modern fixtures and fittings throughout, the property is decorated in neutral tones and would ideally lend itself to the first time buyer, rental investor or those seeking a downsizing opportunity.





# 32 Bountrees

Jedburgh, TD8 6EY





### Description

Internally, the property is in turn-key condition and consists of the entrance hallway, living room, well appointed kitchen with a mix of wall and base units in grey, two double bedrooms and the modern shower room with WC and wash hand basin. The property has the benefit of ample storage facilities throughout and spectacular unspoiled views over the town below.

Externally, the property offers well maintained private garden grounds to the front, currently landscaped in tiers which makes for a practical space to enjoy outdoor living. There is also a small area of garden grounds to the rear which is covered by stone chippings and is home to a timber shed.

### 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.

### Services

Mains gas, electricity, water and drainage.

### Fixtures & Fittings

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

### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

### 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.

### Home Report Valuation

£95,000

### EPC

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### 32 Bountrees, Jedburgh

Approximate Gross Internal Area = 55 sq m / 592 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1219268)

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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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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.