

2 Waterside

Priors Road, Jedburgh, TD8 6HX



'An immaculately presented family home with open views'

Ground Floor: Entrance Porch, Hall, Living Room, Kitchen, Cloakroom,
Bedroom 3

First Floor: Bedrooms 1 and 2, Bathroom

Guide Price – £160,000

2 Waterside



This semi-detached property is immaculately presented and an ideal family home. It is located within close walking distance to the town facilities including the Jed Circular Walk and the Jed Riverside Path. It has a mature wraparound garden with areas of lawn, patio and planting and has off street parking for a number of cars. The size and location of this dwelling lends itself to a family and to those who enjoy the outdoors.

The Tour

This semi-detached property is located on the edge of an area of mixed housing and has open views especially to the front. The living room and bedroom one both have views over Forthill and the town beyond.

The house is entered from the front garden into a small porch, which has wet wall panels for practicality, and a cloakroom cupboard. The hallway gives direct access to the living room, bedroom three and the stairs to the upper floor. The kitchen is accessed from the living room and also directly from the garden to the rear. Bedrooms one and two and the bathroom are located upstairs.

The living room is at the heart of the house and overlooks the lovely front garden. It has a wood burning stove and glazed doors to the hall and to the kitchen. The dining kitchen is bright and has fitted wooden units which are offset by a grey worktop, a tiled splashback and a grey tiled floor. The fitted kitchen has a free standing oven, hob and washing machine as well as a space for an integrated dishwasher. Bedroom three is located on the ground floor and has a built in cupboard and a recessed desk. This room could be repurposed as a study.

Bedrooms one and two are located on the first floor and both have built in storage. Bedroom one has a spectacular view over Forthill and the town beyond. Bedroom two has a view towards the Bountrees. The bathroom has a duel headed 'Hansgrohe' over bath shower and is lined with wet wall panels. The upper landing has natural lighting from a first floor window in the stairwell.

In addition to the wood burning stove, this home has gas central heating. All the windows are UPVC Tilt and Turn.







Outside



2 Waterside is set back from Priors Road, with an area of shared off street parking for a number of cars. There is also a single garage. The front garden is set behind a drystone wall and combines a lawn, mature planting and a feature stone wall. The rear garden is organised as three areas which combine planting and a patio, ideal for outdoor living. There is also a clothes drying area and a garden shed.

The Area

This property is located close to Jedburgh Town Centre and Jedburgh Grammar Campus and has easy access to the A68. It is also in an ideal location and recreation being close to Forthill, the Jed Riverside Path and the Jed Circular Path.

2 Waterside is also in an ideal location for sustainable travel with bus stops very close by on the Bongate. It has a direct bus service to Galashiels Transport Interchange (service 68) stopping at St Boswells, Melrose and Tweedbank Train Station and it has a direct bus service to Kelso.

What Three Words

twitches.racing.relishing.

Room Sizes

Entrance Porch	1.41m x 1.19m	Livingroom	5.19m x 3.15m
Kitchen	4.59m x 2.71m	Cloakroom	1.01m x 0.7m
Bedroom 1	4.52m x 2.96m	Bedroom 2	3.53m x 2.84m
Bedroom 3	4.11m x 2.3m	Bathroom	1.88m x 1.70m

Council Tax - Band C

EPC Rating – C72

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the house have not been checked by the selling agents.

Viewing by arrangement with selling agents.



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