

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**110 Howden Road,  
Jedburgh, TD8 6JS**



Situated in a sought-after residential area and in an elevated position with pleasant countryside views, just a stone's throw from local amenities and the highly regarded Jedburgh Intergenerational Campus, this two-bedroom terraced home presents a fantastic opportunity for first-time buyers, small families, or those looking to downsize. While the property is in good condition overall, there is scope for the new owners to add their own personal touch and increase the home's potential.

The well-laid-out accommodation is spread over two floors. On the ground floor, an inviting entrance hallway leads into a spacious lounge that offers plenty of room for relaxation and entertaining. The adjoining conservatory, which is fully insulated, provides an additional versatile space that can be used as a dining area, home office, or cosy retreat. The bright and well designed kitchen is decorated in neutral tones, with a practical layout and space for a washing machine and a free-standing fridge freezer. Upstairs, there are two generous double bedrooms, each featuring built-in storage, ensuring practicality and space for all your needs. A modern family bathroom completes the upper floor. It is also worth noting that the windows pertaining to the property, as well as the front door, have been upgraded in recent times - adding to the energy efficiency of the home.

Externally, the property benefits from ample on-street parking to the front, ensuring convenience for residents and guests as well as a convenient external store. To the rear, there is an easily maintainable enclosed garden, providing a private outdoor space that could be further developed or simply enjoyed as it is.

This property offers an excellent chance to secure a home in a desirable and well-connected location, combining comfort with potential for future improvements. With a bit of creativity, this home could be a real gem - ideal for those looking to invest in a property that meets both their current and future needs.

## 110 Howden Road

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268561)

### Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

### Home Report Value | EPC

£140,000 | EPC: C

### Services

Mains gas, electricity, water and drainage.

### Fixtures and 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.

Interested in this property?  
**Jedburgh**  
**Call 01835 863202**

38 High Street,  
Jedburgh, TD8 6DQ  
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Email: jedburgh@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.