

**Jedburgh**  
Call 01835 863202

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**40 Howden Crescent,  
Jedburgh, TD8 6JY**



Discover a home that feels both effortlessly stylish and inviting. Recently refreshed throughout and ready to move into, this three-bedroom end-terrace offers a rare opportunity in a sought-after corner of the neighbourhood.

At 40 Howden Crescent the ground floor flows beautifully, with a welcoming entrance hall leading to a bright lounge, modern kitchen designed for both family meals and entertaining, and a sun-filled conservatory. Upstairs is home to three generous double bedrooms that offer versatile spaces for rest, study, or creativity and a thoughtfully updated bathroom.

Outside, a delightful mix of lawn and patio wraps around the side and rear, creating a private oasis for al fresco dining, weekend gardening, or playful adventures. A detached garage and off-street parking add practicality to this charming family retreat.

Extending to approximately 94sqm internally, the home sits in a coveted location, close to excellent schools and convenient travel links. With three-bedroom homes increasingly scarce, this property is a true gem for families seeking both comfort and lifestyle.

40 Howden Crescent isn't just a house - it's a place to linger over morning coffee, host sunlit dinners, and craft a life full of warmth, laughter, and the small daily joys.

## 40 Howden Crescent

Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

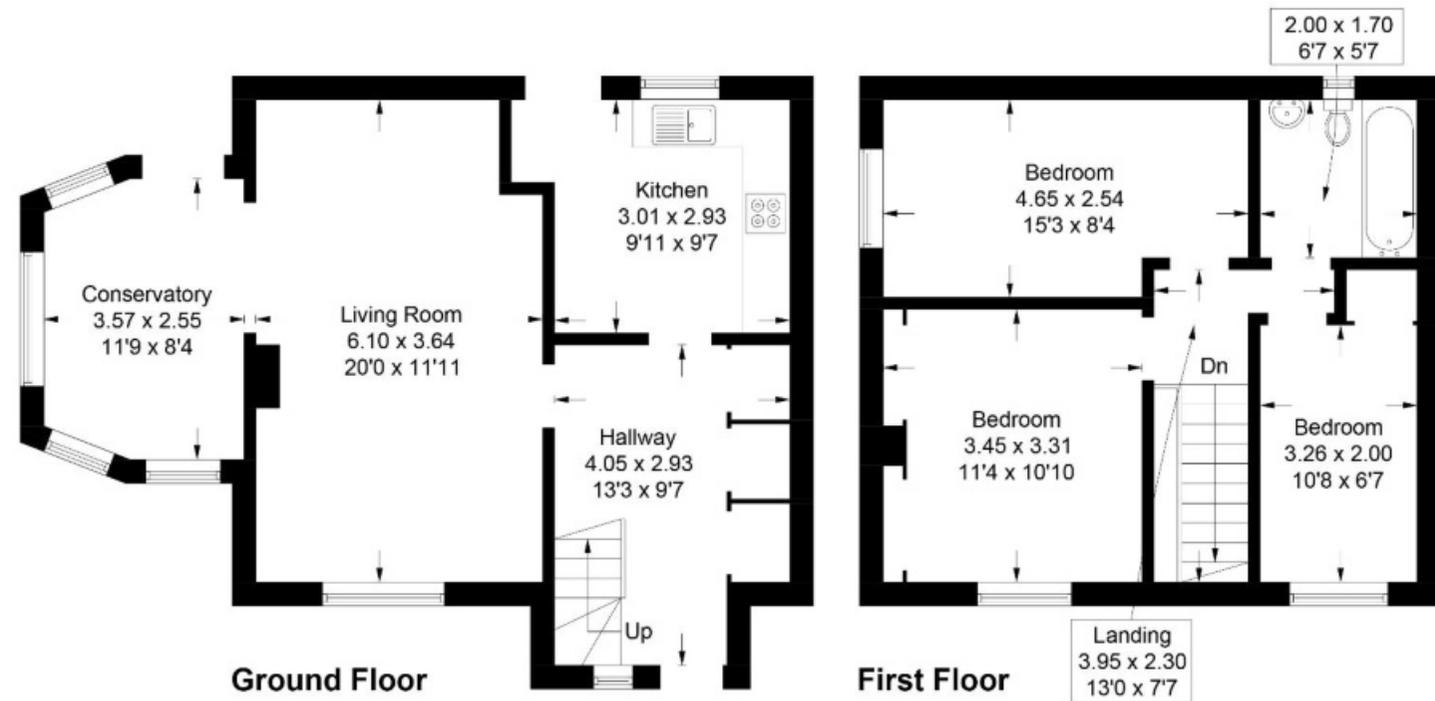


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284326)

### 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

£150,000 | EPC: D

### 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

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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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Annan, Tel 01461 202 866/867  
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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.