

**Jedburgh**  
Call 01835 863202

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**34 Bountrees,  
Jedburgh, TD8 6EY**



Positioned within a popular residential area of Jedburgh, 34 Bountrees is a well-proportioned ground-floor quarter house offering comfortable living space and generous private gardens to the side and rear. Neutrally presented throughout and enjoying beautiful open views over the town and surrounding countryside, the property is an ideal choice for firsttime buyers, downsizers or those seeking a reliable rental investment.

Extending to around 61 sqm, the accommodation comprises an entrance hallway, a bright lounge, a fitted kitchen, a modern family bathroom and two spacious double bedrooms. The home has been well maintained and benefits from a successful rental history, making it a strong turnkey opportunity for a range of purchasers.

Externally, the property enjoys private garden grounds to the side and rear - perfect for outdoor seating, planting or pets - along with onstreet parking available nearby. Built around the 1950s, the home offers solid construction, generous room sizes and a peaceful yet convenient setting close to local amenities.

## 34 Bountrees, Jedburgh, TD8 6EY

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft

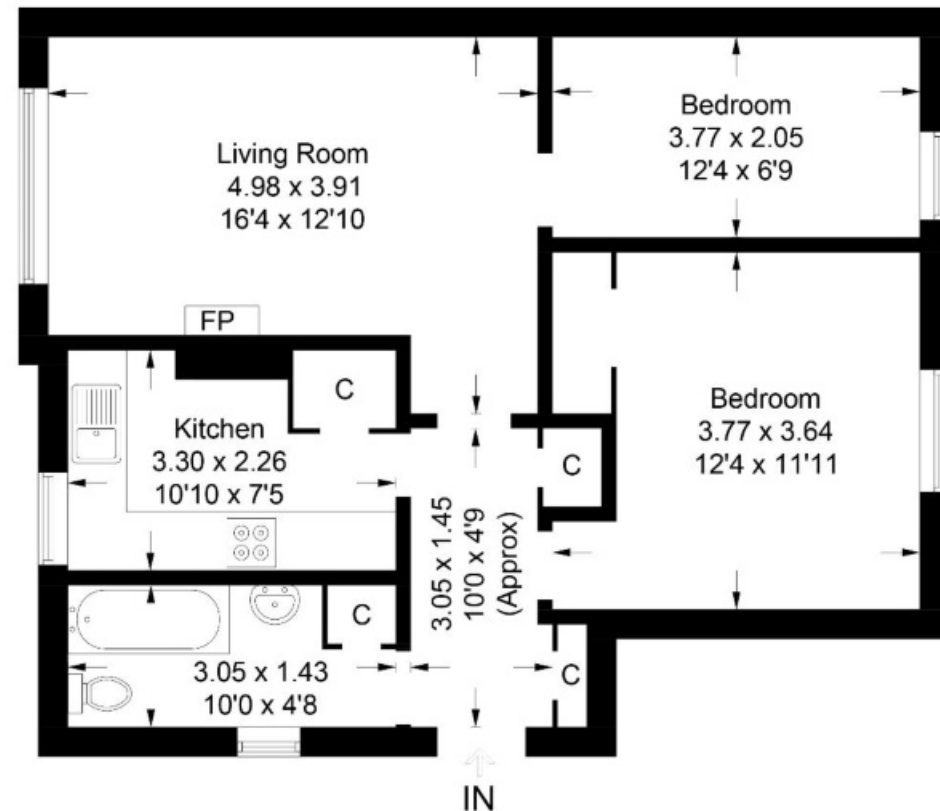


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298760)

### 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

£85,000 | 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**

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:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



Full members of:

