

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Flat 7 Springfield
Jedburgh, TD8 6RZ**



Set in a truly picturesque spot on the outskirts of Jedburgh, Flat 7 Springfield offers a wonderfully calm and comfortable place to call home. Presented in immaculate, move-in condition, this charming ground-floor flat extends to an impressive 78sqm, making it an ideal choice for the firsttime buyer or downsizer seeking space, ease and a touch of countryside serenity.

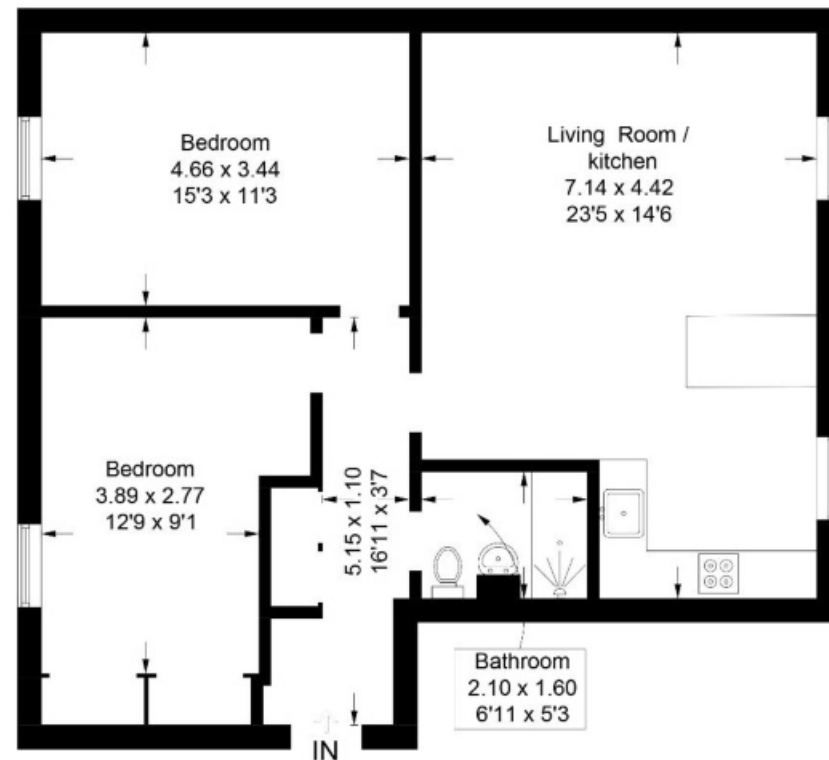
Step inside the welcoming entrance hallway, where the home opens into a bright openplan lounge and kitchen - a sociable, airy space perfect for relaxed living. Two generous double bedrooms offer peaceful retreats, complemented by a modern shower room and plentiful built-in storage throughout.

Outside, the setting is every bit as appealing. The flat is surrounded by lush, well-kept communal garden grounds, maintained by the local authority and shared harmoniously with neighbouring proprietors. To the side, a multi-car communal driveway provides convenient off-road parking, adding to the effortless practicality of this delightful home.

With its tranquil location, generous layout and turnkey presentation, Flat 7 Springfield is a place that instantly feels welcoming - a home where life can be enjoyed at a gentler pace.

Flat 7, Springfield, Jedburgh, TD8 6RZ

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302252)

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

£110,000 | EPC: C

Services

Mains gas, electricity, water and drainage. Underfloor heating serves the hallway, living room and kitchen.

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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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.