

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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



**35 Howden Drive,  
Jedburgh, TD8 6JZ**



Tucked within the friendly streets of Howden Drive, this beautifully renovated twobedroom mid-terraced home offers a charming blend of comfort, style and easy living. Finished to an exacting standard, every corner feels fresh, thoughtful and ready to welcome its next owner - the very definition of a turnkey purchase.

The welcoming entrance hallway leads into a bright, inviting lounge, ideal for relaxing at the end of the day. The dining kitchen sits at the heart of the home, offering a warm, sociable space for everyday meals and weekend gatherings alike.

Upstairs, the landing opens to two well-proportioned double bedrooms, each with a calm, restful feel, along with a modern family bathroom finished to a high standard.

Outside, the property continues to charm. A driveway to the front provides convenient off-street parking, while the enclosed rear garden, formed in a mix of soft and hard landscaping, creates a lovely private spot to unwind, potter or enjoy the sunshine.

Move-in ready and full of character, 35 Howden Drive is a home that feels instantly welcoming - a place to enjoy from the moment you arrive.

## 35 Howden Drive, Jedburgh, TD8 6JZ

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301462)

### 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

£130,000 | 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  
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:



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.