

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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29 Bountrees, Jedburgh, TD8 6EY



29 Bountrees is a freshly upgraded first-floor apartment offering bright, modern and low-maintenance living - an ideal opportunity for first-time buyers or investors seeking a move-in-ready home in Jedburgh. Set within a purpose-built 1930s block of four, the property enjoys an elevated position, neutral décor and recent cosmetic improvements including new carpets and fresh paintwork throughout.

Accessed via a private ground-floor entrance and stairwell, the 58sqm layout comprises a welcoming hallway, a spacious lounge, a galley kitchen, two well-proportioned bedrooms and a neatly finished bathroom. The elevated setting enhances natural light, giving the home an airy, open feel that will appeal to buyers looking for comfort and practicality.

Externally, the property benefits from private rear garden grounds, bounded by metal fencing, along with a shared drying green - ideal for everyday convenience. The surrounding neighbourhood is an established residential area with similar homes and easy access to Jedburgh's amenities, shops and transport links.

With its modern presentation, generous proportions and excellent position, 29 Bountrees represents a strong option for first-time buyers seeking an affordable start on the property ladder, or investors looking for a straightforward, ready-to-let opportunity.

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Approximate Gross Internal Area = 58.0 sq m / 624 sq ft

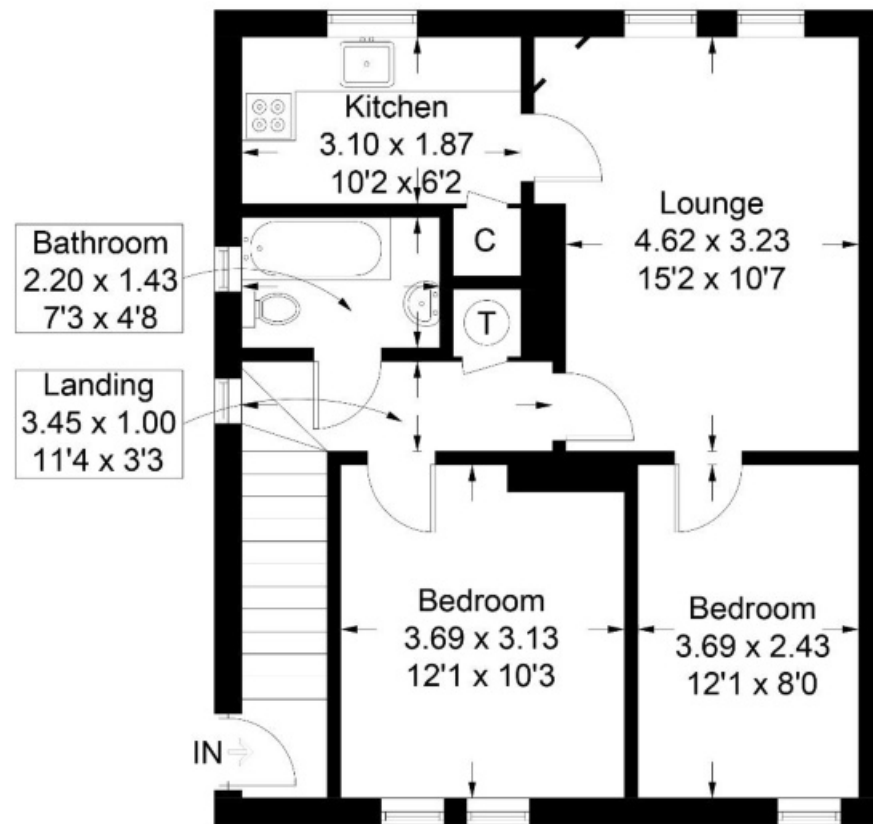


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329909)

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: 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,
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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
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.