

**Jedburgh**  
Call 01835 863202

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**32 Bountrees, Jedburgh, TD8 6EY**



Tucked away within a popular residential area of Jedburgh, 32 Bountrees is a beautifully presented ground floor flat offering a wonderful combination of comfort, style and practicality. Tastefully upgraded and lovingly maintained, the property is ready to move straight into, making it an ideal choice for first time buyers, downsizers or those seeking an investment opportunity.

The bright and welcoming lounge provides the perfect space to relax and unwind, while the contemporary kitchen has been thoughtfully updated with modern units, attractive worktops and views towards the surrounding countryside. New flooring and fresh décor throughout enhance the sense of space and create a warm, inviting feel from the moment you step through the door.

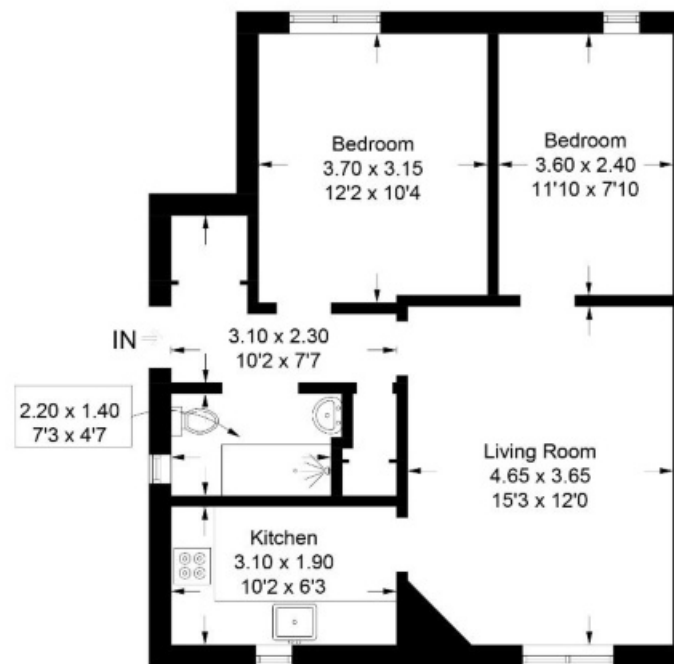
The accommodation further comprises two well proportioned bedrooms and a modern shower room, all presented in move-in condition. Gas central heating and double glazing provide year-round comfort and efficiency.

Outside, the property benefits from private garden grounds to the front and side, offering space to enjoy the outdoors, together with access to a shared drying green to the rear.

Combining stylish interiors, a practical ground floor layout and an attractive setting within the Borders town of Jedburgh, this charming home is sure to appeal to a wide range of buyers.

## 32 Bountrees, Jedburgh

Approximate Gross Internal Area = 55 sq m / 592 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219266)

#### 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

£95,000 | 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**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

|             |                       |
|-------------|-----------------------|
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| 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.