

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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39 Hartrigge Road, Jedburgh, TD8 6HF



Occupying a generous corner position within a popular residential area of Jedburgh, this spacious end terraced home offers fantastic family accommodation, excellent outdoor space and an exciting opportunity for a purchaser to create a home tailored to their own style and requirements. The property extends to approximately 91sqm and benefits from well proportioned rooms throughout together with a detached garage and off street parking, as well as being within walking distance to the town centre and local schooling.

The accommodation comprises a welcoming entrance hallway, bright and spacious living room complete with a stove, kitchen, bathroom and conservatory overlooking the rear garden. Upstairs, there are three generously sized bedrooms, providing flexible accommodation for growing families, home working or visiting guests. The property also benefits from gas central heating and double glazing.

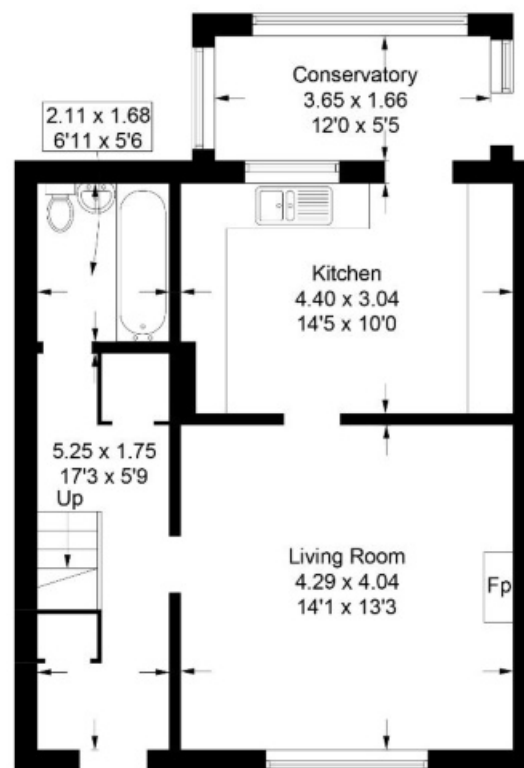
While the property would benefit from a degree of modernisation and cosmetic upgrading, it offers excellent foundations for a fantastic long term family home. The generous room sizes and practical layout provide plenty of scope for a purchaser to update and add value over time.

A particular feature of the property is the extensive outdoor space. Private gardens are located to the front, side and rear, offering outstanding potential to create a superb family garden, entertaining area or outdoor retreat. With some landscaping and imagination, the grounds could become a real extension of the living space and a wonderful environment for children, pets and outdoor dining.

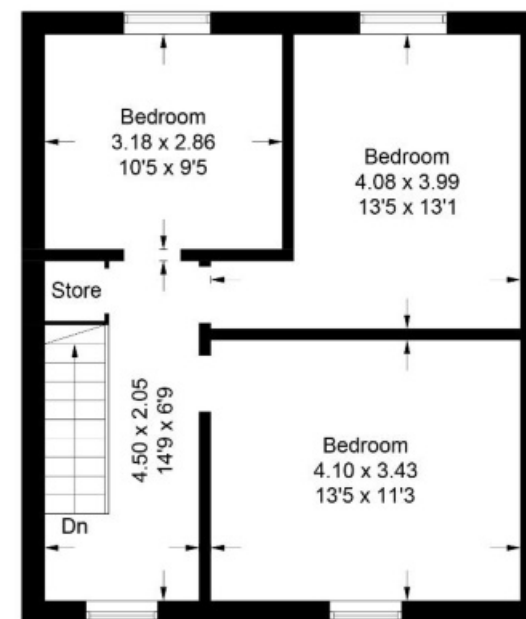
Offering space, flexibility and significant potential in equal measure, this is an ideal opportunity for buyers seeking a family home they can truly make their own.

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Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337344)

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

£150,000 | 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

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

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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.