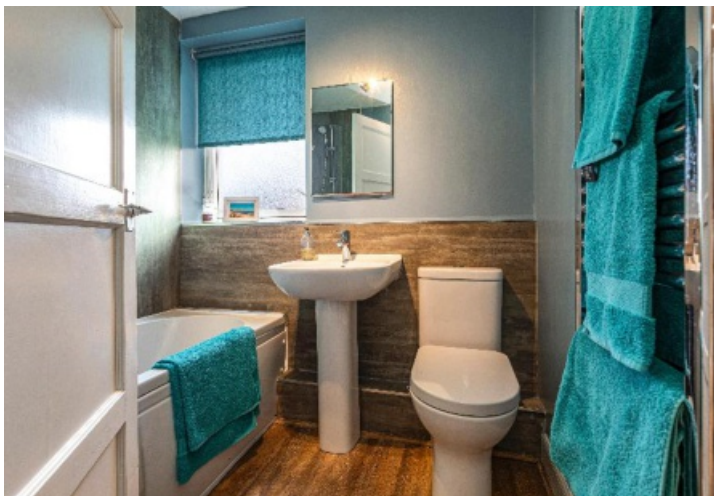


Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM



19 Allerley Crescent, Jedburgh, TD8 6JX



Presenting an exceptional opportunity for cash buyers, this beautifully maintained three-bedroom semi-detached home is perfect for families or investors. With modern fixtures and fittings throughout, 19 Allerley Crescent stands out in a highly desirable residential area of Jedburgh, ideally situated near the Jedburgh Intergenerational Campus and excellent travel links.

Constructed approximately 60 years ago, 19 Allerley Crescent extends to a generous 94 sqm; currently comprising an entrance hallway, lounge, dining kitchen and family bathroom on the ground floor with the sleeping accommodation, inclusive of three double bedrooms on the first floor as well as offering generous storage facilities throughout. Externally, the property enjoys a fantastic garden to the side and rear, comprising mostly of lawn, the fully enclosed area offers low maintenance as well as a decked area. Additionally, 19 Allerley Crescent boasts a multi-car driveway to the front, affording the new buyer with private, off street parking while also enjoying an abundance of on-street parking facilities.

IMPORTANT NOTICE:

Closed cell spray foam insulation has been installed within the roof structure. As a result, the property is not considered suitable security by mortgage lenders and is therefore available to cash purchasers only. Prospective buyers should satisfy themselves regarding the implications of the installation and seek independent professional advice where appropriate.

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Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1151933)

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: 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

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.