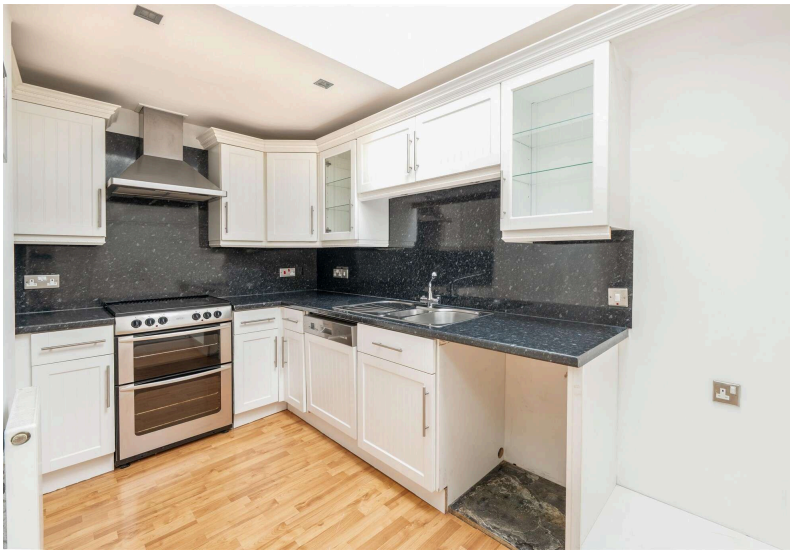
HASTINGS LEGAL







10B, Canongate

Offers Over £125,000

Jedburgh , TD8 6AJ

PROPERTY & LEGAL

3 bed

1 public

2 bath

Attractive Three Bedroom Flat In The Heart Of Jedburgh Town Centre, Offering Spacious Accommodation, Two Bathrooms And A Bright, Neutral Interior.





This attractive three bedroom flat is ideally situated within the heart of Jedburgh town centre, offering spacious and comfortable accommodation in a convenient central location. The property provides a well proportioned living space throughout, comprising three good sized bedrooms, two bathrooms and a welcoming reception room/kitchen, making it a practical and versatile home for a variety of buyers. Naturally decorated throughout, the flat enjoys a fresh, bright and inviting feel, creating a lovely setting for everyday living. Well maintained and neutrally presented, the property would allow purchasers to move straight in while still offering plenty of opportunity to introduce their own style and personal touches over time. Situated within easy walking distance of Jedburgh's range of local shops, cafés, restaurants and everyday amenities, the property is ideally placed to enjoy all that this historic Borders town has to offer. With its central position and generous three bedroom accommodation, this property would make an excellent purchase for first-time buyers, couples or those looking for a convenient town centre home, as well as offering potential for buyers seeking an investment opportunity.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main railway line is 16 miles at Tweedbank.

HIGHLIGHTS

. Prime central location .
. Freshly presented
. Easy access to transport links and nearby countryside
. Neutrally decorated throughout

ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Kitchen, Master Bedroom with en-suite, Bathroom, Bedroom 2 with en-suite, Shower Room with WC, Bedroom 3, Cloakroom with WC.

SERVICES

Mains Water, Electricity and Gas.

COUNCIL TAX

Band B

ENERGY EFFICENCY

Rating B

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £125,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.