

HASTIN^{LEGAL}&S



15B High Street

Jedburgh, TD8 6AQ



3 bed



1 public



1 bath



Central Position With Excellent Room Proportions, Bright Aspect & Great Investment Opportunity As A Buy-To-Let Or Holiday Property.



15B HIGH STREET

With generous room proportions, bright aspects, and a charming period feel, this centrally positioned property sits within the traditional market town of Jedburgh; with an excellent range of amenities, transport links and country pursuits all within walking distance - making it an excellent choice as an investment with letting or holiday home potential, or as a well-considered first time buy.

15B High Street opens from a well-kept, and secure entry shared stairwell, servicing the two privately owned properties within. Positioned on the second and upper floor, the property enjoys excellent outlooks across the town below - particularly from the lounge which benefits an open aspect with high ceilings and feature fireplace and is a well-proportioned room for both living and dining furnishings. There is one large double bedroom on this floor, with a carpeted staircase leading to a further two on the attic level, all enjoying bright and spacious proportions. The kitchen is a generous space with a range of wall & base units, providing plenty of counter space and storage, and a useful utility cupboard and pantry area.

The property has been a successful rental for a number of years, and would be a great addition to an investment portfolio, or equally a substantial property as a first home.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre and a recently complete state-of-the-art education campus; incorporating nursery to secondary. 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 15 miles distant at Tweedbank. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns.

ACCOMMODATION LIST

- Well positioned for amenities, transport links & schooling.
- Charming period features in traditional stone building.
- Three comfortable bedrooms & good storage throughout.
- Well considered first time buy or buy-to-let.
- Scope as holiday let.



SERVICES

Mains gas, electric, water and drainage. Partial double glazing

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal – You Tube. Please view this before booking a personal viewing. To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01835 340 330 -lines open until 10pm 7 days a week.

PRICE & MARKETING POLICY

Offers over £109,000 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.