



## 11b High Street

Jedburgh, TD8 6AQ



1 bed



1 public



1 bath



Central & Well-presented Second Floor Apartment Central & Well-presented Second Floor Apartment With Good Sized Room Proportions, Located On The Thriving High Street Of Jedburgh



## 11B HIGH STREET

Entered via a secure entry system this bright and spacious with a convenient town central position, 11b High Street is a well presented one bed apartment within a charming traditional stone built property. Having been a successful rental for a number of years, it is ideally suited to as a ready-to-go investment property, or would make a well-considered and easily maintained starter home. The internal hallway leads to an open breakfasting kitchen and lounge which sits to the front of the property, decorated in fresh neutral tones with a spacious feel fitted with a good range of wall and base units. The master bedroom is a well-appointed double, benefitting some inbuilt storage units. Adjacent is a generous bathroom with separate shower and corner bath.

## LOCATION

The property sits within the heart of the town's High Street; a historic row of charming character stone-built properties lining the road to the Old Castle. 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 state of the art new intergenerational school campus. 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 East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway.

## ACCOMMODATION LIST

Communal Entrance Hall & Stairwell, Hall, Dining Kitchen, Living Room, Double Bedroom, Bathroom, Storage.

## HIGHLIGHTS

- Central position on High Street
- Well considered investment opportunity
- Ample on-street parking



## SERVICES

Mains electric, water and drainage.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating D

## VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## PRICE & MARKETING POLICY

Offers In the Region of £55,000 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](mailto: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.