

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**46 Howden
Crescent,**
Jedburgh, TD8 6JY

Guide Price £135,000



Presented in good condition throughout, 46 Howden crescent is a delightful three-bedroom, terraced, two-storey home within Jedburgh. Constricted in 1950, the well-appointed family home is situated within a most sought after residential area and benefits from being a short walk away from the town centre and all local amenities. Viewings are considered essential to fully appreciate.



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Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

Extending to a spacious 85sqm, the property comprises an entrance hallway, lounge / diner with double aspect windows, kitchen and WC on the ground floor, while enjoying three double bedrooms and family bathroom on the first floor. Perfect for the first time buyer, or family, 46 Howden Crescent allows for the new buyer to add their own stamp to the property while providing them with accommodation that has the scope to meet long term family or working from home needs. Externally, the terraced home offers a well-maintained private garden to the front and rear as well as ample on street parking facilities.

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

C

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Home Report Value:

£135,000.00

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.

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46 Howden Crescent

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft

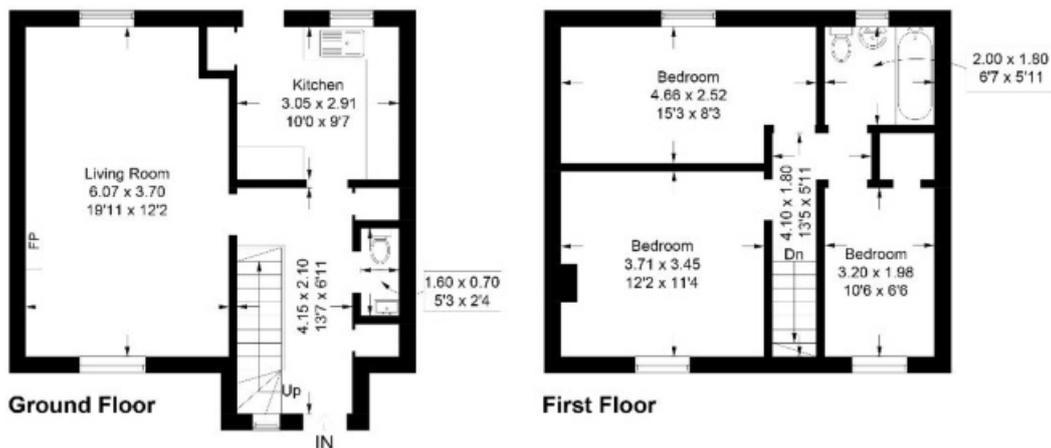


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (1D1062170)

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Jedburgh, TD8 6DQ
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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

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.