

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



15 Forthill Avenue, Jedburgh

TD8 6HJ

Guide Price £150,000



Located within a peaceful cul-de-sac, close to the new Jedburgh Grammar Campus and the town centre, 15 Forthill Avenue is a substantial family home in a great location. The property would benefit from a degree of upgrading but offers lots of potential to form an ideal family home. The accommodation is spacious and flexible with a bedroom on the ground floor which could be used as a dining room, if required. There is a generous garden to the front and rear with unrestricted on-street parking. Early viewing is highly recommended to avoid disappointment.



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Vestibule
Hall
Lounge
Kitchen
Dining Room/Bedroom Four
Three Further Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden Front & Rear
Shed
Unrestricted On-Street Parking



Location

Lying on the banks of the Jed Water, the picturesque Abbey town of Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible for major locations both north and south bound via the A68. The new rail link between Tweedbank and Edinburgh is around a 25 minute drive from the town. The beauty of the region coupled with the numerous historic buildings make this a location popular with locals and tourists alike.

Fixtures and Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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Call 01835 863202

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Kelso, Tel 01573 400 399
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15 Forthill Avenue Jedburgh

Approximate Gross Internal Floor Area: 111.5 m² ... 1200 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.