

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 The Pleasance, Jedburgh,

TD8 6DJ

OIRO: £240,000



**** £20,000 BELOW HOME REPORT VALUE ****

Located in the heart of Jedburgh, 1 The Pleasance is a substantial three bedroom detached family home, which benefits from a highly versatile internal layout. The external space is made up of gardens to the front, side and rear which are completely enclosed and easily maintainable – although there is also opportunity for those with ‘green thumbs’ to develop these areas further. Viewings come highly recommended in order to fully appreciate.



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GROUND FLOOR

Entrance hallway, lounge, dining kitchen, family room, dining room / bedroom four and WC with toilet and wash hand basin.

FIRST FLOOR

Landing, master bedroom, family bathroom, bedroom two and bedroom three.

EXTERNAL

Private, enclosed gardens to the front, side and rear.



Situation:

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:

Located in the heart of Jedburgh, 1 The Pleasance is a substantial three bedroom detached family home, which benefits from a highly versatile internal layout. The bright and generously proportioned living accommodation, inclusive of three reception rooms, offers great scope for those with larger families or would be ideal for those in need of a home office/study. Although in need of a degree of upgrading and modernisation throughout, this would be an ideal family home, which lies close to all local amenities and fantastic travel links. The external space is made up of gardens to the front, side and rear which are completely enclosed and easily maintainable – although there is also opportunity for those with 'green thumbs' to develop these areas further. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage. Heating is supplied via a solid fuel burner in lounge.

EPC:

F

Viewings:

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

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.

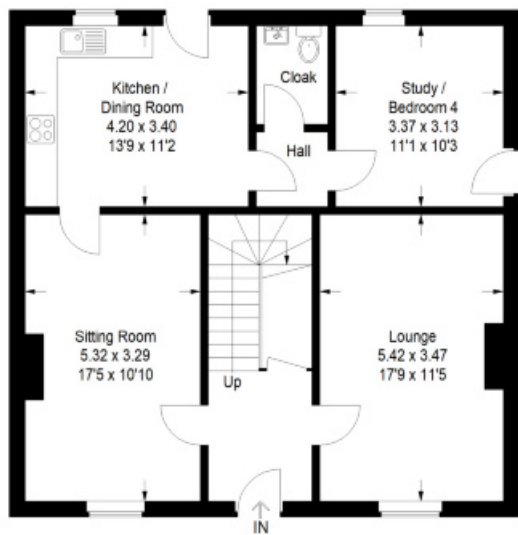
Home Report Value:

£260,000.00

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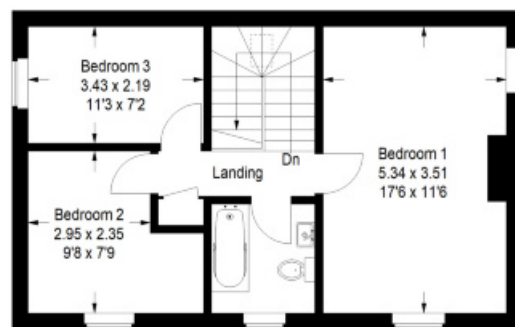




Ground Floor

1 The Pleasance, Jedburgh

Approximate Gross Internal Area
129.7 sq m / 1396 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 831998)

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

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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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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.