

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 16 Athol Court, Jedburgh,

TD8 6BQ

**OIRO £70,000**



**\*\* £20,000 BELOW HR VALUE \*\***

16 Athol Court is a deceptively spacious, well-appointed three bedroom plus box room maisonette located in a quiet residential cul-de-sac in central Jedburgh. Decorated in neutral tones, this property should therefore be attractive to those with an interest in buy to let investment, however it could also be a fantastic family home. Viewings come highly recommended in order to fully appreciate.





# 16 Athol Court, Jedburgh,

TD8 6BQ

**OIRO £70,000**

## INTERNAL

Hallway, lounge, kitchen, bathroom, landing, master bedroom, bedroom two, bedroom three, box room

## EXTERNAL

Shared garden to the rear as well as a lockable store that provides additional storage to the property. Close to town centre, all local amenities and travel links as well as ample on-street parking facilities.



**Situation:**

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

**Description:**

16 Athol Court is a deceptively spacious, well-appointed three bedroom plus box room maisonette located in a quiet residential cul-de-sac in central Jedburgh. Decorated in neutral tones, this property should therefore be attractive to those with an interest in buy to let investment, however it could also be a fantastic family home. Internally, 16 Athol Court consists of an entrance hallway, lounge, kitchen with lovely views over Jedburgh and the surrounding countryside, bathroom on the first floor and a landing, three double bedrooms and a box room on the second floor. Externally, the property enjoys a shared garden to the rear as well as being a stones throw away from the town centre, all local amenities, travel links and benefits from ample on-street parking facilities. 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.

**EPC:**

E

**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.

**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:**

£90,000.00

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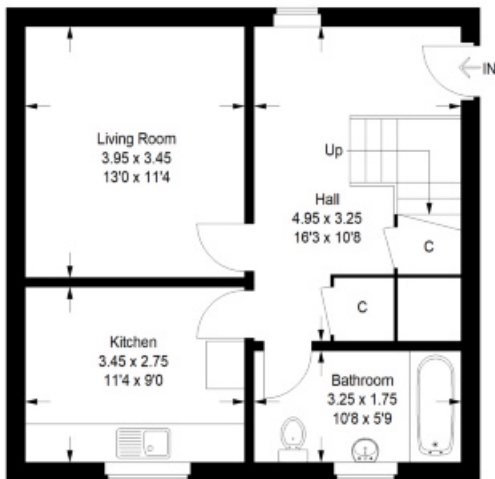




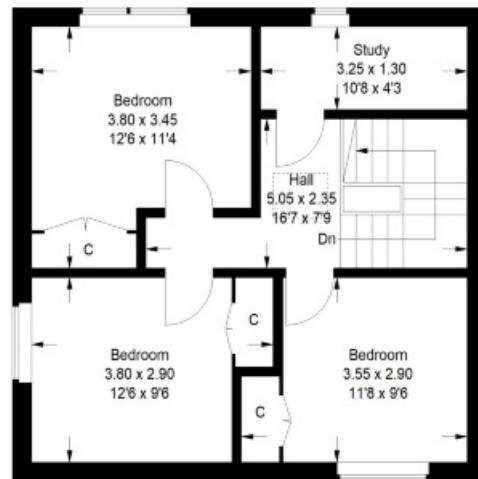


## 16 Athol Court, Jedburgh

Approximate Gross Internal Area  
94 sq m / 1012 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 856889)

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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.