

Jedburgh
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Friars Neuk, The Friars, Jedburgh,

TD8 6BN

OIRO £349,500



* PRICE REDUCTION *

Presented to the market in impeccable order, Friars Neuk is a stunning, five bedroom detached bungalow located within the exclusive residential are of The Friars, Jedburgh. Although within close proximity to the town centre and all local amenities, Friars Neuk enjoys a particularly private aspect and benefits from an elevated, position that is not overlooked by neighbours. Viewings come highly recommended.



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Internal Accommodation

Entrance hallway, living room, dining room, dining kitchen, family shower room, two single bedrooms and three double bedrooms with the master benefitting from an ensuite bathroom.

External Accommodation

Enclosed, surrounding garden grounds that comprise of a mix of both hard and soft landscaping. An abundance of off-street parking inclusive of a single garage and three car driveway.

*Hot tub available for separate negotiation.



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:

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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:

D

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:

£365,000.00

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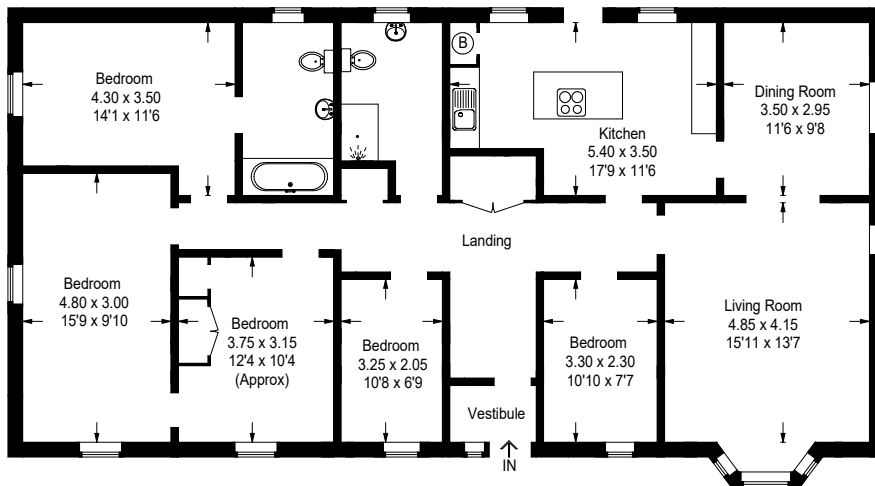
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Approximate Gross Internal Area
146.7 sq m / 1579 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 773322)

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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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Melrose, Tel 01896 822 796
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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.