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CULLEN KILSHAW
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8 Jedbank Grove, Jedburgh,

TD8 6LN

OIRO £280,000



Now £15,000 below Home Report value Impeccably presented throughout, 8 Jedbank Grove is brought to the market in one of the most idyllic, sought-after cul-de-sacs of Jedburgh. Enjoying an elevated position, the property boasts a notably private aspect with surrounding gardens as well as access to the open fields at the rear. Viewings are considered essential to fully appreciate.



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Ground Floor:
Open Plan Entrance Hallway, Living Room and Kitchen, WC with wash hand basin.

First Floor:
Landing, Principal Bedroom with En Suite Shower Room, Three Further Bedrooms, Family Bathroom

External Accommodation:
Private garden grounds are provided to the front, side and rear elevations and comprise of a mix of decked areas as well as lawn. Parking is available un abundance by way of the driveway, single garage and on-street parking facilities.



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:

Impeccably presented throughout, 8 Jedbank Grove is brought to the market in one of the most idyllic, sought-after cul-de-sacs of Jedburgh. Enjoying an elevated position, the property boasts a notably private aspect with surrounding gardens as well as access to the open fields at the rear. Recently having undergone a full internal renovation, 8 Jedbank Grove now sports an almost American style open-plan kitchen living room with bifold doors leading to the rear patio and terraced garden - bringing the outdoors in and creating the perfect balance between the external and internal accommodation. Extending to an impressive 98sq.m and housing four double bedrooms as well as three bathrooms - this property would be ideally suited to the family or those looking for a substantial, detached home with versatile accommodation that could provide home offices if required by the new owner. The surrounding, easily maintainable garden comprises of a mix of lawn and decked areas, perfect for alfresco dining and entertaining both the family and guests with the additional benefit of a driveway, single garage and ample on-street parking facilities being available. Viewings are considered essential to fully appreciated.

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

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:

£295,000.00

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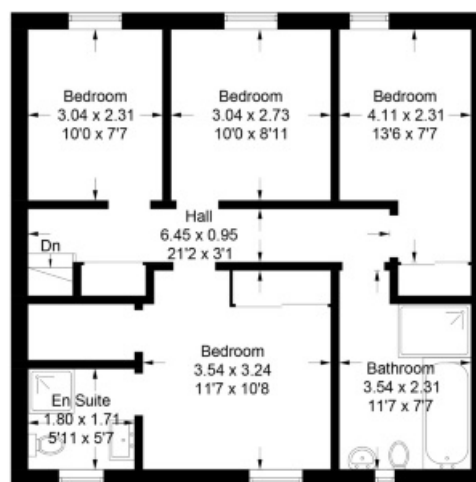


8 Jedbank Grove, Jedburgh

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (ID912434)

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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.