

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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44 Bongate, Jedburgh,

TD8 6DY

OIRO £90,000



Those looking for a first time home or renovation project need not look further than 44 Bongate, Jedburgh. This wonderfully proportioned, three bedroom, family home is brought to the market in need of a degree of upgrading throughout and offers the new owner the chance to really add their stamp during a renovation.



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TD8 6DY

OIRO £90,000



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 on the first floor, the property enjoys an elevated position and a wealth of natural light while being within short walking distance to the town centre where all local amenities are available. Externally, the property benefits from a private garden to the rear that is mostly laid to lawn and easily maintainable as well as sports a wood chipped drying area and external storage by way of the timber frames shed. Neutrally decorated, 44 Bongate offers a fantastic opportunity and should ideally suit the first time buyer, rental investor, those looking to downsize or those with a keen eye for maximising a home's potential – viewings are considered essential to fully appreciate.

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:

£90,000.00

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44 Bongate, Jedburgh

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft

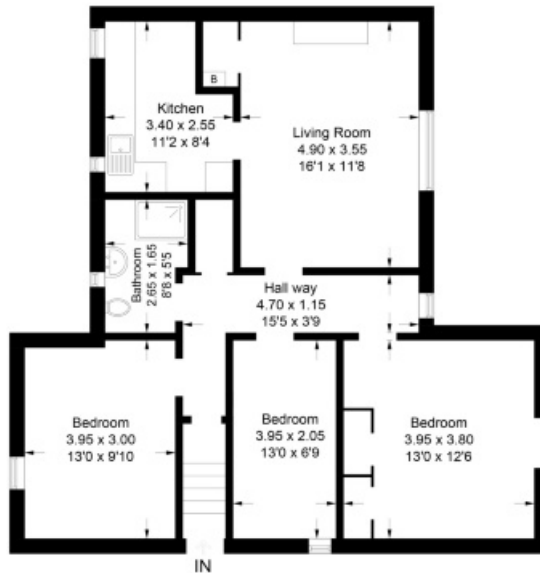


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.com © (D041573)

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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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Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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.