

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**47 Howden
Crescent, Jedburgh,
TD8 6JY**

OIRO £112,500



47 Howden Crescent is a well-presented three bedroom, semi-detached house residing in a highly sought after residential area of Jedburgh. Decorated in neutral tones throughout and benefitting from spacious living accommodation as well as garden grounds to the front, side and rear, viewings are considered essential to fully appreciate.



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Location:

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, both primary and secondary schooling and is surrounded by the beautiful scenic countryside.

Description:

47 Howden Crescent is a well-presented three bedroom, semi-detached house residing in a highly sought after residential area of Jedburgh. Offering stunning views over the town and surrounding countryside, the accommodation is spacious, well planned and consists of a hallway, lounge with double aspect windows and well-appointed kitchen on the ground elevation as well as a bathroom and three bedrooms on the first floor, in addition to access to the mostly floored loft space. Neutrally decorated throughout the property is ideally located for those with a young family as the property resides only a short walk away from the new Intergenerational Campus and the Allerley Well Play Park development as well as for those looking for a property with working from home capability. 47 Howden Crescent also boasts gardens to the front, side and rear, with the rear garden being fully enclosed and offering a large timber built garden shed, fully equipped with electricity, and a potential off street parking to the side.

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.

Construction:

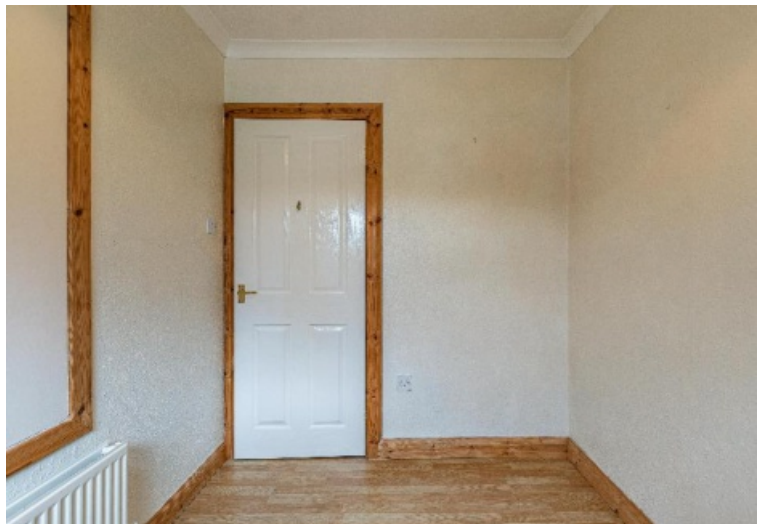
47 Howden Crescent is of timber construction and therefore not considered a traditional build. Due to this, the property may not be suitable for lending purposes and we would advise checking with your mortgage provider prior to offering.

Home Report Value:

£125,000.00

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47 Howden Crescent, Jedburgh

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans360.com © (01954662)

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

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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.