

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



32C High Street,
Jedburgh, TD8 6AG

Fixed Price £62,500



**** UNDER HOME REORT VALUE **** Presented in excellent condition throughout, 32C High Street is a beautiful, third floor, one bedroom apartment located in the heart of the Royal Burgh of Jedburgh. Previously having been a two-bedroom apartment, the property was renovated some time ago to provide the exceptionally spacious one bedroom that it currently is. Sporting a very successful letting history, this would be the ideal purchase for the investor, first time buyer or those looking for a holiday home in the area.



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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, 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

Originally constructed in 1880, 32C High Street forms the attic floor of a three-storey and attic building, although it has been modernised over the years to provide the current accommodation. Internally, the property comprises of an entrance hallway, dining living room, kitchen, shower room and a generously proportioned double bedroom. The property sports modern fixtures and fittings throughout as well as elevated views over the town and surrounding countryside. Although the property does not own any private garden grounds, it is within short walking distance to St Mary's Gardens as well as all other local amenities and walking routes. 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 electricity, water and drainage.

EPC

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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

£65,000.00

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.

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32C High Street, Jedburgh

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

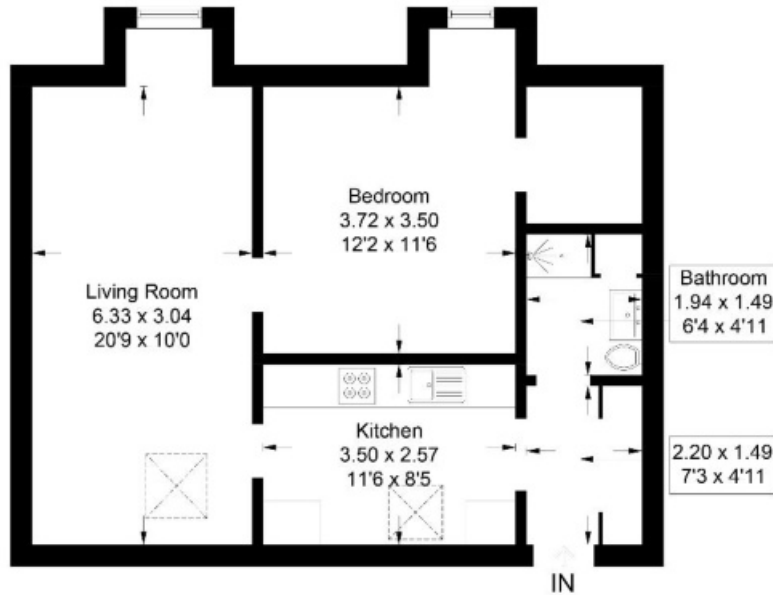


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/usketch.com © (ID967985)

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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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.