

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16B Canongate, Jedburgh, TD8 6AN

Offers Over £100,000



Extending to an impressive 75sqm, 16B Canongate offers a spacious, three bedroom apartment to the market. Located within the heart of the Royal Burgh of Jedburgh, the property is presented in move in condition and benefits from a highly convenient location with all local amenities being on its doorstep. 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, 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:

Adorned with modern fixtures and fittings, 16B Canongate internally comprises of an entrance hallway, lounge with double aspect windows, recently renovated kitchen, bathroom and three double bedrooms alongside a double, partially floored attic space. Perfect for those looking for the low maintenance home, or those in need or working from home capability, this property should appeal to the first time buyer, family or the rental investor. Externally, 16B Canongate offers a shared courtyard to the rear as well as an abundance of on-street parking facilities to the front.

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:

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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:

£100,000.00

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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16B Canongate, Jedburgh

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

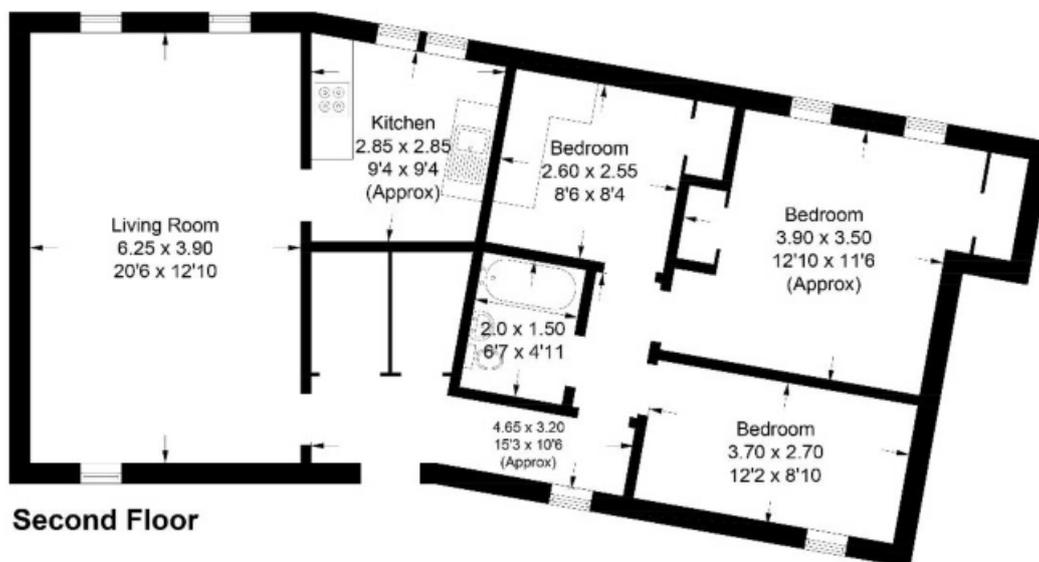


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com ? (ID1005855)

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38 High Street,
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Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

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
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Kelso,	Tel 01573 400 399
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Peebles,	Tel 01721 723 999
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Langholm,	Tel 013873 80482
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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.