

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 41 Howden Crescent

Jedburgh, TD8 6JY

**OIRO £135,000**



41 Howden Crescent, an exceptional three-bedroom family home, brings an exciting opportunity to those seeking a turnkey property within an established residential area of Jedburgh. Within close proximity to the Intergenerational Campus, as well as to all local amenities, the property offers a wealth of attractive features throughout, inclusive of generously proportioned accommodation and fantastic, private outdoor space for the family to enjoy. Viewings are considered essential to fully appreciate.



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OIRO £135,000



**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 1955, 41 Howden Crescent has undergone previous alterations and now extends over a very comfortable 96sqm. Decorated in neutral tones, the modern home currently comprises an entrance hallway, living room with double aspect windows and a wonderfully proportioned open plan kitchen diner on the ground floor. Moving upward to the first floor, the property offers three double bedrooms, a family bathroom and a well-appointed utility cupboard. Externally, 41 Howden Crescent is graced with a large, terraced garden to the rear that provides stunning views over the town and surrounding countryside as well as an ample, well-maintained space to the front. Ideally suited to the family, first time buyer, or those looking to move into the area, this truly is a must-see property.

**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:**

£135,000.00

**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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### 41 Howden Crescent, Jedburgh

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft

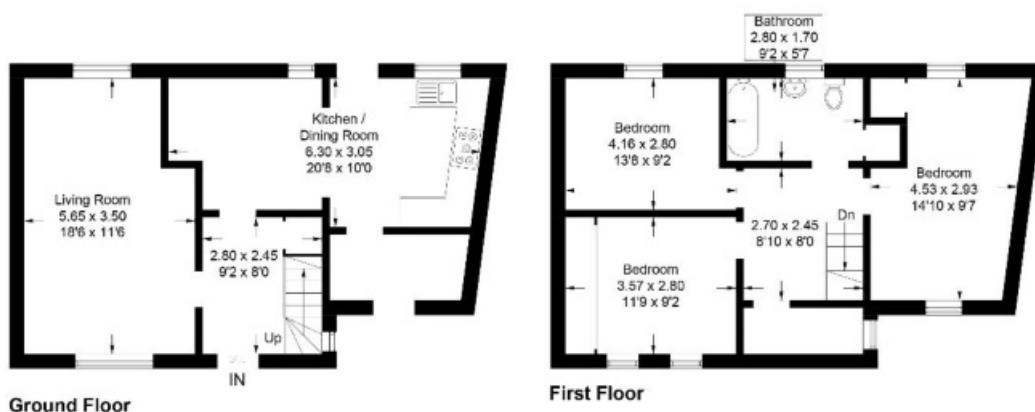


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (101025925)

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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
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.