

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 96 Howdenburn Court, Jedburgh, TD8 6PY

**OIRO £65,000**



Offered to the market in a well-maintained condition throughout, 96 Howdenburn Court presents a wonderful opportunity to the first time buyer, rental investor or those looking to downsize. Constructed in 1975, the property extends to a compact but comfortable 44sq.m and internally consists of an entrance hallway, lounge, kitchen, shower room and master bedroom with built-in storage. Externally, 96 Howdenburn Court enjoys a low maintenance, private stone chipped garden to the rear as well as off-street parking to the front. Viewings are considered essential to fully appreciate.



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#### 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.

#### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

#### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

#### Services

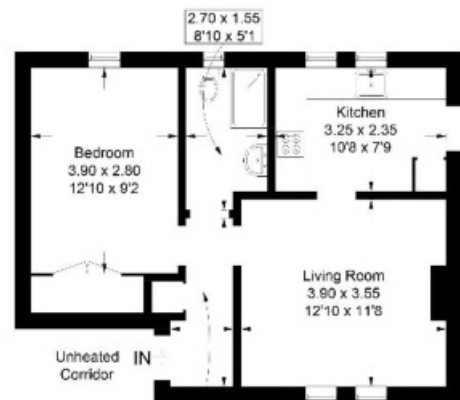
Mains gas, electricity, water and drainage.

#### EPC

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#### 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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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.

Full members of:

