

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4 Fairbairns Close, Jedburgh, TD8 6BX

OIRO £105,000



4 Fairbairns Close presents a wonderful opportunity to purchase a turnkey home, in exceptional decorative condition. Offering bright and spacious accommodation throughout, the upper floor maisonette is located within the heart of Jedburgh, a stone's throw away from all local amenities and travel links, while maintaining a high degree of privacy. Viewings are considered essential to fully appreciated.



4 Fairbairns Close,

Jedburgh, TD8 6BX

OIRO £105,000



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:

Having been recently renovated, 4 Fairbairns Close now benefits from modern fixtures and fittings throughout and would be the ideal purchase for the first time buyer, those looking to downsize or those seeking an investment opportunity within the town. Internally comprising an entrance hallway, lounge with semi open-plan kitchen, shower room and two well-proportioned double bedrooms, this really would be a wonderful family home. Externally, the maisonette offers a private, enclosed garden that lies just adjacent, mostly laid to lawn, this space allows the buyer the opportunity to landscape this to their own personal taste.

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:

C

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:

£105,000.00

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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Jedburgh Call 01835 863202

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

38 High Street,
Jedburgh, TD8 6DQ
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:

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

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.