

**Jedburgh**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**19 Allerley  
Crescent,**  
Jedburgh, TD8 6JX

**Offers Over £140,000**



Presenting an exceptional opportunity, this beautifully maintained three-bedroom semi-detached home is perfect for first-time buyers or families. With modern fixtures and fittings throughout, 19 Allerley Crescent stands out in a highly desirable residential area of Jedburgh, ideally situated near the Jedburgh Intergenerational Campus and excellent travel links.



# 19 Allerley Crescent,

Jedburgh, TD8 6JX

**Offers Over £140,000**

#### Valuation and Mortgageability:

The property is of a non traditional housing type known as Cruden Rural and the valuation assumes that this will be acceptable to the mortgage provider.

Spray foam insulation has been applied to roof surfaces internally and also to the gable. Spray foam insulation has been identified by some lender as being unacceptable for normal lending purposes, depending on type and availability of guarantees. Further, expert advice should be sought. This has been reflected in the valuation of the property with a retention of £15,000 being applied to the true market value of £155,000.



**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:**

Constructed approximately 60 years ago, 19 Allerley Crescent extends to a generous 94 sqm; currently comprising an entrance hallway, lounge, dining kitchen and family bathroom on the ground floor with the sleeping accommodation, inclusive of three double bedrooms on the first floor as well as offering generous storage facilities throughout. Externally, the property enjoys a fantastic garden to the side and rear, comprising mostly of lawn, the fully enclosed area offers low maintenance as well as a decked area. Additionally, 19 Allerley Crescent boasts a multi-car driveway to the front, affording the new buyer with private, off street parking while also enjoying an abundance of on-street parking facilities. 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 gas, electricity, water and drainage.

**EPC:**

D

**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:**

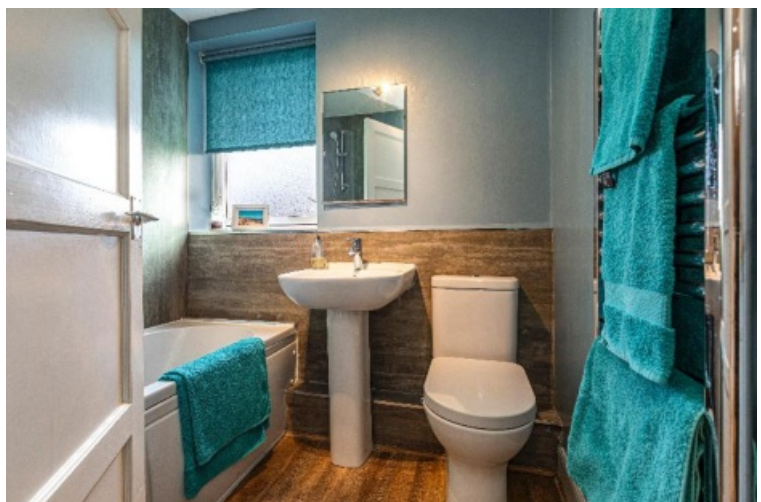
£140,000.00

**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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### 19 Allerley Crescent, Jedburgh, TD8 6JX

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft

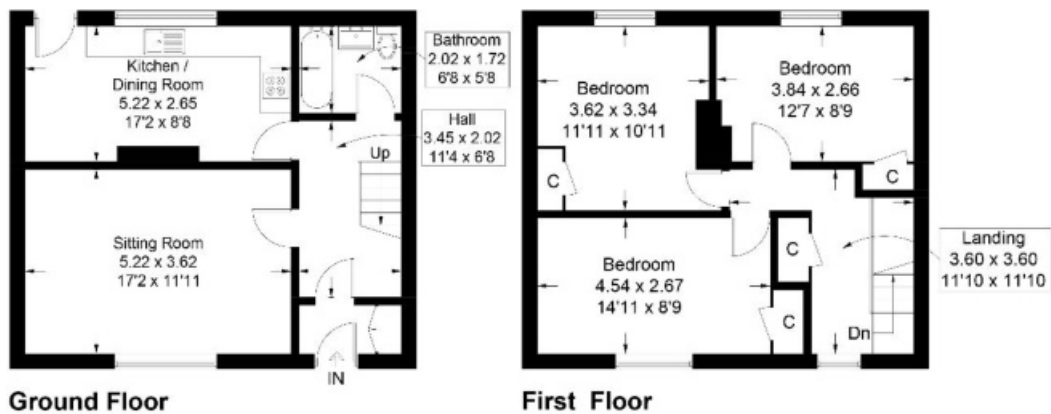


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1151933)

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38 High Street,  
Jedburgh, TD8 6DQ  
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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

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.