



## 30 BONGATE, JEDBURGH, TD8 6DX



- 2 BED GROUND FLOOR FLAT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- PRESENTED IN EXCELLENT CONDITION
- RECENTLY REDECORATED THROUGHOUT
- CLOSE TO TOWN CENTRE & JEDBURGH GRAMMER CAMPUS
- EXCELLENT STARTER HOME OR INVESTMENT OPPORTUNITY

DOUGLAS &  
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## DESCRIPTION

A semi-detached ground floor flat in a popular residential area of the historic town of Jedburgh. Close to the town centre with a selection of shops and amenities & Jedburgh Grammer Campus. It is presented in excellent condition with gas central heating and double glazing, and has been newly decorated throughout. The flat would be an ideal starter home, or present an investment opportunity.

## ACCOMMODATION

### ENTRANCE & HALL

The front door of the property is approached from the street along a path shared with the flat above, and then through the front garden. It opens into a sizable hall off which sit the lounge, two double bedrooms, shower room, and large walk-in storage cupboard.

### LOUNGE

The lounge is a spacious, bright, and welcoming room overlooking the front of the property through a large picture window which allows in generous amounts of daylight. It has capacity to accommodate a dining table set in addition to lounge furniture. A second door leads into the kitchen.

### KITCHEN

This bright functional workspace, with capacity to accommodate a dining table set, overlooks the back garden through a window and half glass panelled door which leads to the back garden. Black granite laminate worktops run on two sides of the room with an integral stainless steel sink, four ring gas hob, and electric oven. The walls behind the worktops are partially tiled and generously supplied with electric power points. Ample storage is provided by a large full length built-in shelved cupboard, and wall and floor mounted units with dedicated spaces for white goods.

### BEDROOMS

Two double bedrooms respectively, overlook the back and front of the property. They are bright rooms with the room overlooking the back benefiting from two built in double door wardrobes with additional storage. Both rooms

have the capacity to accommodate free standing bedroom furniture in addition to a bed.

### SHOWER ROOM

This room has a white suite of wash basin, toilet, and large glass walk-in shower cabinet with a shower fed from the main water supply. The walls behind the shower cabinet are fitted with white waterproof wall boarding. The ceiling and walls of the room are fully fitted with light marble waterproof wall boarding, and the floor fitted with an attractive tile pattern vinyl. A central heating radiator is also fitted in the room.

### OUTSIDE

A paved path shared with the flat above leads to the front garden which consists mainly of paving and gravel. A path at the side of the property leads to the sizable enclosed back garden and paved patio immediately outside the back door.

### SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. Council Tax Band 'A.'

## EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances and white goods included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

## NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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## Solicitors

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