

76 Howdenburn Court



76 Howdenburn Court

Jedburgh, TD8 6PX



2 bed



2 public



2 bath



A Welcoming Home In Excellent Condition Throughout, This Is An Ideal Choice For Those Making First Steps On The Property Market Or In Search Of An Efficient And Easily Maintained Home.



76 HOWDENBURN COURT

76 Howdenburn Court is well placed for a range of amenities and transport links providing spacious accommodation over two floors with a private rear garden – this much loved family home is a perfect choice as a first time buy or downsize for those requiring walk-in accommodation.

With unrestricted parking to the front, the entrance opens to a bright hallway which leads to the three public rooms and a recently fitted contemporary shower room. The living room sits to the far end of the hall, with a fresh décor centred around the focal multi fuel stove. An adjoining door extends to the conservatory – a wonderful space to enjoy the colourful garden all year round. The kitchen is well appointed with an excellent range of cabinetry and counter space, with integrated appliances and room for dining furnishings. Upstairs, the carpeted landing opens to the principal bedroom with an excellent selection of wardrobe and storage space, with a second comfortable double bedroom and a newly fitted shower room with an elegant finish.

Externally, the rear garden is a great space to enjoy the southerly aspect. Designed for ease of maintenance the enclosed and level courtyard style garden allows for seating and entertaining, with direct access from the conservatory and the kitchen, with colourful pots and plants and useful storage with a timber shed and a gated access to the rear and side of the property.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main railway line is 16 miles at Tweedbank.

HIGHLIGHTS

- Well maintained property
- Exceptionally bright and well presented
- Two spacious bedrooms
- Lovely private rear garden
- Energy efficient with solar panels

ACCOMMODATION SUMMARY

Entrance Hall, Shower Room, Living Room, Conservatory, Dining



Kitchen, Two Double Bedrooms, Shower Room.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band B.

ADDITIONAL INFORMATION

All integrated appliances and fixtures as viewed are included in the sale price, along with curtain poles, curtains and blinds. Further furnishings are available by separate negotiation.

SERVICES

Mains services, gas, electricity, water, drainage.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.