

HASTIN^{LEGAL}&S



37 Dounehill

Jedburgh, TD8 6LJ

Offers Over £240,000





Combining stylish interiors, flexible living accommodation, and a sought-after location, 37 Dounehill represents an outstanding opportunity for families, professional couples, first-time buyers, or those seeking to downsize without compromise.



37 DOUNEHILL

Occupying an elevated position within a highly regarded residential area, 37 Dounehill is an immaculately presented semi-detached home that has been thoughtfully upgraded and extended to create a stylish and versatile family residence. Enjoying attractive views across the town, the property combines contemporary comforts with generous living space both inside and out.

To the front, a low-maintenance courtyard garden and private driveway accessing the garage. Internally, the accommodation is beautifully finished throughout, with a recently refitted contemporary kitchen forming the heart of the home. Open plan to a superb extension, this space creates a wonderful second reception room, complete with a wood-burning stove and offering flexibility as either a dining room, family room, or cosy additional sitting area. Across the hallway, the generous principal sitting room enjoys excellent proportions and features an attractive feature fire, together with sliding patio doors that open directly onto the rear garden, allowing for seamless indoor-outdoor living. A useful cloakroom with WC completes the ground floor accommodation. Upstairs, three well-appointed bedrooms provide comfortable accommodation for families, guests, or those working from home. These are served by a beautifully presented family bathroom featuring a classic roll-top bath and separate shower enclosure.

Externally, the fully enclosed rear garden is level and predominantly laid to lawn, complemented by mature planted borders and a charming timber summerhouse. Offering a safe and private environment for both children and pets, this attractive outdoor space further enhances the appeal of this excellent home.

LOCATION

Jedburgh is a picturesque and historic Borders town set amid rolling countryside and defined by its dramatic skyline, dominated by the magnificent Jedburgh Abbey. One of the region's most characterful towns, Jedburgh offers a strong sense of heritage alongside a relaxed lifestyle, making it an appealing choice for homebuyers seeking charm, community, and accessibility.

• Amenities: Jedburgh's town centre features a traditional high street with a mix of independent shops, cafés, local services, and everyday conveniences. The town benefits from supermarkets, leisure facilities, and healthcare provision, while its rich history underpins a healthy visitor economy. Key attractions include the impressive ruins of Jedburgh Abbey, Mary Queen of Scots' House, and the surrounding historic streetscape.

• Schooling: Jedburgh is well served educationally, with state-of-the-art intergenerational schooling campus from Nursery to Secondary, providing comprehensive education and modern facilities for families in the area.

• Population: Jedburgh supports a close-knit and welcoming community of around 4,000 residents. The town enjoys an active calendar of events, clubs, and sporting opportunities, reflecting a strong sense of local identity and community engagement.

• Transport Connections: Jedburgh benefits from good road links to other Borders towns and onward routes to Edinburgh and Newcastle. Rail services are accessible via nearby Tweedbank station. The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with the Jed Water and wider Borders landscape adding to the town's lifestyle appeal.

HIGHLIGHTS

- Popular cul-de-sac location
- Ideal for families or downsizer
- Stylish accommodation
- Well considered extension
- Garage & garden

ACCOMMODATION SUMMARY

FLOOR: Entrance Hall Hall Kitchen / Dining Room Family Room Sitting Room WC Compartment with wash hand basin FIRST FLOOR: Landing Three Bedrooms Bathroom with separate shower cubicle, wash hand basin and WC

SERVICES

Mains services, water, electricity, gas central heating

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band C.

ADDITIONAL INFORMATION

All integrated appliances, curtain poles, blinds, light fittings and the summer house are included in the sale.

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 £240,000 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.



