

HASTIN^{LEGAL}&S



31 Dounehill

Offers Over £199,000

Jedburgh, TD8 6LJ



2 bed



1 public



1 bath



A Detached Two Bedroom Bungalow On A Popular Area Of Jedburgh, Offering Driveway, Garage, Garden And Excellent Potential As A Blank Canvas For A New Owner.



31 DOUNEHILL

A detached two bedroom bungalow located in a popular and well established area of Jedburgh, offering excellent potential for a range of buyers. The property benefits from a private driveway, garage, and garden and presents a true blank canvas, ready for a new owner to personalise and modernise to their own taste. Internally, the accommodation comprises two generous double bedrooms, a bathroom, a fitted kitchen, and a well proportioned living room, with a practical layout suited to single level living. Externally, the garden provides useful outdoor space, while off street parking and garage storage add to the home's appeal. Ideal for downsizers, first time buyers, or those seeking a manageable home in a sought after Jedburgh location.

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 • Single level living • Ideal for first time buyer or downsizer • Garage & garden



ACCOMMODATION SUMMARY

Entrance hallway, living room, two double bedrooms, kitchen, family bathroom. Garage.

SERVICES

Mains services, water, electricity, gas central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

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

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over £199,000 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.