



10a Canongate

Offers Over £99,000

Jedburgh, TD8 6AJ



A Contemporary And Beautifully Upgraded Two Bed, Town Central Apartment, With Excellent Access To Amenities And Linking A68.



10A CANONGATE

Set on the Canongate, a well-positioned row of traditional properties in the heart of Jedburgh, apartment 10a has been thoughtfully upgraded to provide spacious and exceptionally bright accommodation.

The shared stairwell is well kept, with 10a set on the first floor. The main door opens to a generous dining kitchen to the far end, fitted with a good range of modern units with excellent storage, a charming feature fireplace and plenty of space for freestanding dining furnishings. The living room is positioned to the front of the property, with double windows overlooking the town below and a further retained period fireplace. Both bedrooms are well appointed doubles with in-built storage, and the bathroom is set across the hall with a fresh décor and attractive panelling.

There is no shortage of open greenspace nearby; whether on the bandstand, Abbey Place, Allerly Well Park or beyond to further open countryside, plenty of unrestricted free parking is also readily available.

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

- Prime central location
- Freshly presented
- Retained fireplaces
- Good room proportions
- Easy access to transport links and nearby countryside

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Dining Kitchen, Two Bedrooms, Bathroom.

SERVICES

Mains electricity, water, gas central heating. Full double glazing.

ADDITIONAL INFORMATION



The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Property is in a conservation area and listed. 82sq m internally.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Band C.

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 £99,000 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.