

HASTIN^{LEGAL}&S



44e Castlegate

Jedburgh, TD8 6BB

Offers Over £110,000



3 bed



1 public



1 bath



A Bright And Spacious Three Bedroom Apartment, With Panoramic Views Over The Historic Abbey - Ideal For First Time Buyers Or Investors.



44E CASTLEGATE

Located in the heart of the ever popular Castlegate, this beautifully presented three bedroom apartment offers a rare opportunity to purchase a stylish and well maintained home in a sought after area. Set in an elevated position, the property boasts wonderful views over the historic Abbey. Presented in excellent order, the property is bright and airy throughout, with generous proportions and tasteful décor. The open kitchen/dining/living enjoys an abundance of natural light. Each of the three well-proportioned bedrooms provides comfortable accommodation, ideal for growing family, home office setup or guest rooms. The contemporary family bathroom has been thoughtfully designed with quality fittings and a fresh modern finish. Externally, residents benefit from access to a shared drying area, while on street parking ensures convenience.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a 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

- Sought after location on popular Castlegate
- Elevated position with wonderful outlooks
- Bright and spacious three bedroom apartment
- Ideal for first time buyers or investors
- Access to shared drying area.

ACCOMMODATION SUMMARY

Entrance hallway, living room, kitchen, three bedrooms, family bathroom

SERVICES

Mains services, electricity and water. Gas central heating.



COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £110,000 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.