



## Tundra, Blair Avenue Offers Over £199,000

Jedburgh, TD8 6LD



A Desirable Detached Bungalow Set In A Pleasant Cul De Sac Location With A Private Wrap Around Garden

Entrance Hall, Lounge, Kitchen, Dining Room/Bedroom Three, Two Further Double Bedrooms And Bathroom



Set within a quiet cul de sac setting, Tundra is a desirable detached bungalow which has clearly been lovingly maintained to a good standard; with a bright and well-proportioned interior, the bungalow presents exciting opportunities for a purchaser to make this home their own. An ideal prospect for a range of buyers including families, downsizers or simply those seeking ground level living.

The corner plot location provides a private wrap around garden which is neatly landscaped and well presented with neat lawned sections and established beds/borders. The property further benefits from a private driveway to the side.

Internally, the neutral décor throughout adds to the feeling of space; the lounge befitting from a floor to ceiling window that also affords a peaceful garden outlook. Next door the kitchen is well appointed with a good range of cabinetry and ample worktop space, whilst the third double bedrooms is currently utilised as a dining room, with the two principal bedrooms also benefiting from good built in storage. Central within the bungalow is the freshly presented bathroom with tiled walls and shower over the bath.

#### LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, Community & Arts Centre and a recently compete state-of-the-art education campus; incorporating nursery to secondary. 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 East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and Borders railway.

#### HIGHLIGHTS

- Established cul de sac setting
- Private corner plot with wrap around garden
- Neat, well maintained interior
- Easy opportunities to modernise
- Private driveway

#### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Dining Room/Bedroom Three, Two Further Double Bedrooms and Bathroom

#### SERVICES

Mains services. Double glazing. Gas central heating

#### COUNCIL TAX

Band D

#### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £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](mailto: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.