

HASTIN<sup>LEGAL</sup>&S



63 Howden Road Offers Over £150,000

Jedburgh, TD8 6JT



3 bed



1 public



1 bath



Spacious Three Bed Semi-detached Home In Popular Jedburgh Location - Ideal First Time Buy With Front And Rear Gardens, Generous Accommodation And Ample On-street Parking.





## 63 HOWDEN ROAD

An excellent opportunity for first time buyers, this well-proportioned semi-detached property is situated in a sought after area of Jedburgh. Boasting spacious accommodation throughout, the property features three good sized bedrooms, a welcoming living room and well appointed dining kitchen – with direct access to a generous rear garden – perfect for families or those who enjoy outdoor space.

## 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

- 3 bedroom semi-detached home
- Popular area of Jedburgh
- Kitchen with direct access to garden
- Ideal First Time Buy

## ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Dining Kitchen, Bathroom, Three Bedrooms

## SERVICES

Mains services, electricity, water, drainage. Gas central heating.

## COUNCIL TAX

Band B

## 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.

## MARKETING POLICY

Offers over £150,000 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.