

HASTIN & S^{LEGAL}



Jedvale

Offers Over £175,000

2 Canongate, Jedburgh, TD8 6AJ



5 bed

2 public

2 bath



A Spacious Stone Built Townhouse Full Of Character, Set Over Four Levels In The Heart Of Jedburgh; Offering Five Bedrooms, Two Reception Rooms And Flexible Family Living.



JEDVALE

Located in the very centre of Jedburgh, this substantial stone built townhouse offers generous accommodation over four floors, combining traditional character with flexible living space. Ideal for families or professionals, the property is within easy walking distance to shops, transport links and other local amenities. The ground floor features a welcoming entrance hallway, with W/C on half landing, leading to a bright and comfortable open living/dining area overlooking the town; the neighbouring kitchen is well-appointed offering ample storage and worktop space. There are three well-proportioned bedrooms on the second floor with the upper floor hosting attic bedrooms, which could serve as additional bedrooms, home office space or hobby rooms – perfect for adapting to modern family life, serviced by a family bathroom. On-street parking is typically available nearby and the central location makes it easy to access all the attractions Jedburgh has to offer including the historic Abbey, Castle Jail and scenic walks.

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

- Traditional stone-built townhouse
- Prime central location
- Flexible & versatile accommodation
- Good room proportions

ACCOMMODATION SUMMARY

Entrance Hallway, W/C, Living Room, Dining Room, Kitchen, Three Bedrooms, Two Attic Bedrooms, Bathroom.

SERVICES

Mains electricity, water, gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is approx. 143m² or thereby. Property is listed and located in a conservation area.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

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 £175,000 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.