



9 Stonehill Place

Jedburgh, TD8 6HL



Bright & Spacious Two Bedroom Flat in Central Position in Walk-In Condition with Rear Garden.

Entrance Hall, Living Room Adjoining Sunroom/Study, Breakfasting Kitchen, Two Double Bedrooms, Bathroom garden and Patio.



Sitting just a short walk from off the town centre and in a quiet residential area 9 Stonehill Place is a well presented first floor property – benefitting from an excellent position for the town’s amenities and transport links. The property is bright and well-proportioned throughout, and is fully compliant with letting regulations making it a well-considered investment purchase or first time buy.

The property hosts a spacious living room with adjoining sunroom or study, a breakfasting kitchen with fitted appliances, two double bedrooms and bathroom. Externally, a neat garden with timber fencing sits to the rear, mostly laid to lawn with patio and garden shed to side.

LOCATION

This position is ideal for the new state-of-the-art school facility being built, set for completion in 2020 and incorporating nursery through to secondary education on one campus. Jedburgh has a great community spirit with a variety of well supported and independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre, and currently two primary schools and local Grammar. The historical Royal Burgh of Jedburgh lies just ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, with the main East Coast railway 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and the recently opened Borders railway just 25 minutes away.

ACCOMMODATION LIST

Entrance Hall, Living Room Adjoining Sunroom/Study, Breakfasting Kitchen, Two Double Bedrooms, Bathroom garden and Patio.

FEATURES

- **Ready To Move In** –presented in walk-in condition and benefitting recent upgrades to decor, this well-presented starter home is ready to move into and available with vacant possession (no onward chain!)
- **First Time Buyer or Rental** –compliant to modern safety legislation for rental purposes having been a successful rental for a number of years.

- **Hastings Legal Investor Incentive** - For details and conditions contact selling agents.

- **Position** – convenient for the town’s amenities, transport links, shops and schooling all close to hand.

SERVICES

Mains gas, electric, water and drainage. Gas central heating. Double glazed throughout.

ADDITIONAL INFORMATION

All floor coverings, fitted blinds, curtain poles and integral appliances and any bedroom or other items of furniture left in the property are included in the sale of the house.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property 01750 724 160 -lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

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.