

LEGAL
HASTIN & S



47a High Street
Jedburgh, TD8 6DQ



2 bed



1 public



1 bath

Central Position & Ready To Move Into
First Floor Flat With Excellent Room
Proportions, Fresh Décor & Great Rental
Investment Opportunity.

Entrance Hallway, Kitchen, Dining Lounge,
Two Bedrooms & Bathroom.



Bright and spacious with a convenient town central position, 47a High Street is a well presented two bed apartment within a traditional stone built property. Having been a successful rental for a number of years, it is ideally suited as a ready-to-go investment property, or would make a well-considered starter home.

LOCATION

The property sits within the heart of the town's High Street; a historic row of charming character stone-built properties lining the road to the Old Castle. 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, a swimming pool & fitness centre, Community & Arts Centre, two primary schools and local Grammar. 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 recently opened Borders railway.

ACCOMMODATION LIST

Communal Entrance Hall & Stairwell. Property Hosts; Hall, Dining Kitchen, Living Room, Two Bedrooms, Bathroom & Storage.

A main door opens from the high street to a shared hallway; well-kept and tidy, with secure entry phone system. Positioned on the first floor the property is bright and welcoming with a well-appointed kitchen sitting to the rear; fitted with timber wall and base units, large window looking toward Mary Queen of Scots House, stainless steel sink and drainer under, and ample space for a dining table and chairs with allocated space for appliances. To the front, the lounge is finished in a continuous neutral tone with feature fireplace and triple windows to the front. Both bedrooms are well proportioned and bright with fitted carpeting and wardrobe space in bedroom two, with the three piece bathroom sitting between the two.

SERVICES

Mains gas, electric, water and drainage. Gas central heating.

ADDITIONAL INFORMATION

All floor coverings, curtains, curtain poles and fittings as viewed are included in the sale.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Rating D.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 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.

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.