



## 4 Allerton Place

Jedburgh, TD8 6LG



3 bed



1 public



1 bath

Charming Detached Three Bedroom Bungalow in Quiet Position with Wrap Around Garden, Pleasant Outlook and Spacious Accommodation.

Entrance Hall, Living Room, Breakfasting Kitchen, Three Double Bedrooms, Family Bathroom & Garage.



Sitting in an elevated position, this detached bungalow enjoys a superior view across the town and countryside beyond; with a fully enclosed wrap around garden, spacious and immaculately presented accommodation and scope for further development, it is an ideal downsizer or starter family home.

The quiet cul de sac opens just off Blair Avenue, with the select properties all well maintained with off-street parking. Number 4 opens to a bright hallway with large dual aspect living room, adjoining breakfasting kitchen with views of the garden, three comfortable double bedrooms and a family bathroom. The garden is particularly well kept with plenty of privacy, and colour, a driveway for off-street parking and a garage.

## LOCATION

Positioned just off Oxnam Road to the south end of the town, Blair Avenue is a well kept and popular residential area hosting a variety of detached bungalows overlooking the town below. 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, Breakfasting Kitchen, Three Double Bedrooms, Family Bathroom & Garage.

## FEATURES

- Detached bungalow in quiet location, ideal for retirees or as a starter home.
- Walk-in condition with excellent levels of natural light and well-proportioned rooms.
- Pleasant and enclosed wrap around garden.
- Scope to personalise to buyers own taste, or extend with relevant permissions.

## 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 are included in the sale of the house.

## COUNCIL TAX

Band E.

## 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 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.