



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Kilmore Allerton Place, Jedburgh, TD8 6LG

Offers over £238,500



3



1



2



D



Offers over £238,500

# Kilmore Allerton Place, TD8 6LG

- Detached House
- Two Public Rooms
- Integrated Garage & Driveway Parking
- Town Centre Amenities Nearby
- Rarely Available Location
- Three Bedrooms
- Generous Gardens
- Double Glazing & Gas Central Heating
- Local Schooling Nearby
- ideal Family Home

Situated within a peaceful residential area of Jedburgh, Kilmore is a most spacious three-bedroom detached home offering flexible accommodation ideal for modern family living. The property benefits from large gardens, private driveway and an integrated garage. The property provides an ideal opportunity for a family looking for their forever home that they can really put their stamp on.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - DINING ROOM - HALL LANDING - THREE BEDROOMS - FAMILY BATHROOM - INTEGRATED SINGLE GARAGE -



### Internally

The ground floor features a welcoming entrance hall leading to an impressive lounge, providing excellent space for both relaxing and entertaining. To the rear, the well-appointed kitchen connects seamlessly to a separate dining room, perfect for everyday living and family meal times. An integral garage offers excellent additional storage.

Upstairs, an impressive galleried landing gives access to three comfortable bedrooms, including a generous principal bedroom with fitted storage. The family bathroom completes the accommodation.

### Kitchen

Kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include dishwasher, electric double oven and gas burner hob. There is also under counter space for a freestanding washing machine. The kitchen provides direct access to the dining room making an excellent family living space. There is also a back door providing direct access to the rear garden.

### Bathroom

The bathroom is fitted with a three-piece suite including WC, pedestal basin and bath with overhead shower and tiled splashbacks.





### Externally

The rear spacious garden is bound with hedging and is primarily laid with lawn with two areas of paving perfect for garden furniture. The rear garden further benefits from a timber shed and clothes drying poles. To the front of the property an area of lawn

The property benefits from a generous front and back gardens including a large mono-block driveway providing parking for multiple cars as well as access to the integrated garage. The front garden is largely laid to lawn for ease of maintenance. The rear garden is a fantastic entertaining space with large lawned area perfect for pets and families. To the top there is a patio area ideal for relaxing and alfresco dining. There is a shed and a greenhouse, both of which will be included within the sale.

### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. The shed and greenhouse are also to be included.

### Services

All mains services are present including water, electricity, gas & drainage.

### Location

Nestled in the heart of the Scottish Borders, Jedburgh is a picturesque and historic market town steeped in heritage and surrounded by rolling countryside. Dominated by the magnificent ruins of Jedburgh Abbey, which date back to the 12th century, the town is a treasure trove of Scottish history and character. Visitors and residents alike can explore Jedburgh Castle Jail, a well-preserved Georgian prison offering a fascinating glimpse into 19th-century justice, or wander through Mary Queen of Scots' House, where the famous monarch once stayed, now a museum filled with artefacts and stories from her dramatic life. Jedburgh enjoys an ideal location for those looking to enjoy both tranquil rural living and excellent connectivity. To the north, the A68 provides a direct route to Edinburgh (approx. 50 miles), while to the south, the same route connects to Northumberland's scenic countryside and onward to Newcastle upon Tyne (approx. 45 miles), making Jedburgh a superb base for commuters or cross-border travel.

### Council Tax Band

Council Tax Band E.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Strictly by Appointment Only via James Agent.

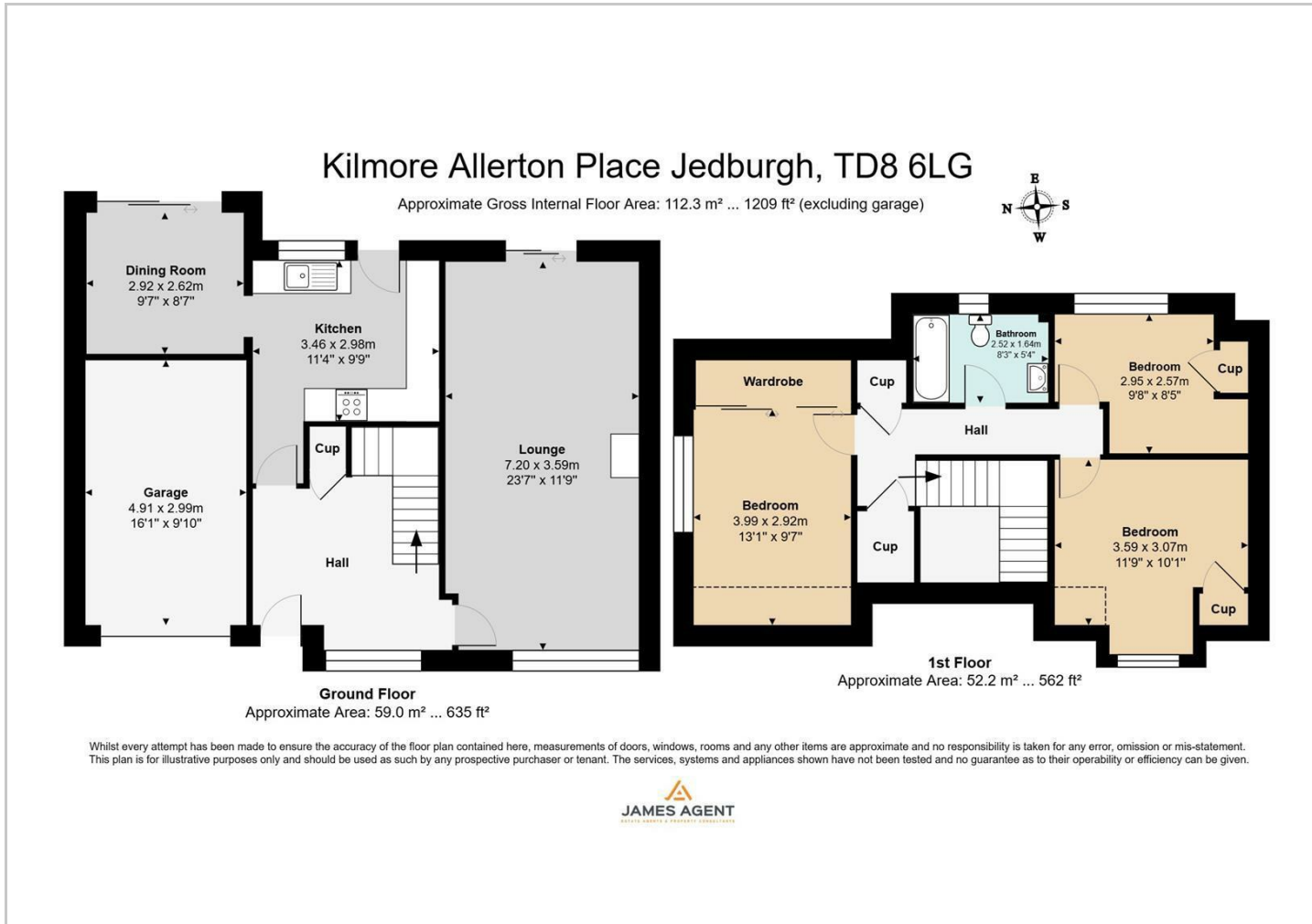
### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a formal note of interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





## Floor Plans



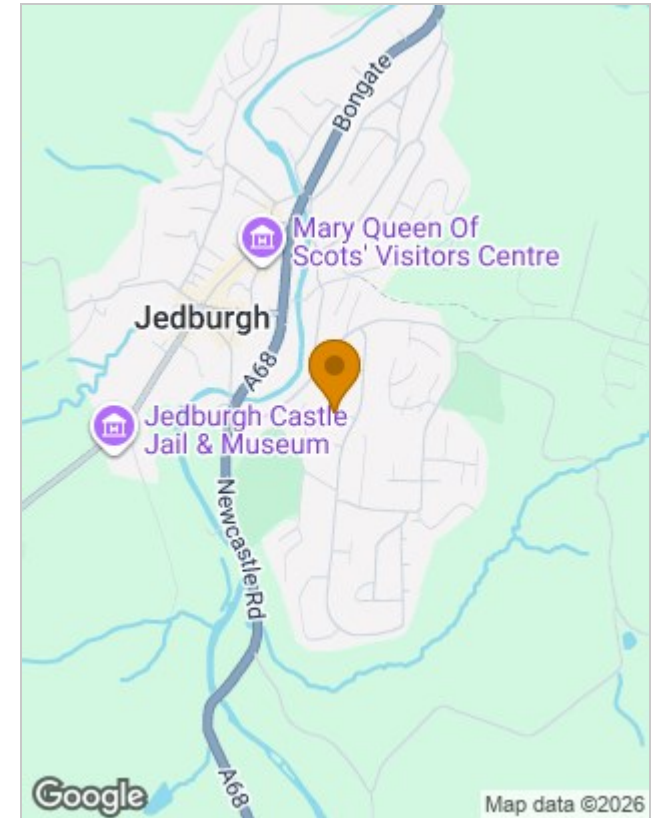
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

