



5D Queen Street, Jedburgh, TD8 6EW

Guide price £75,000





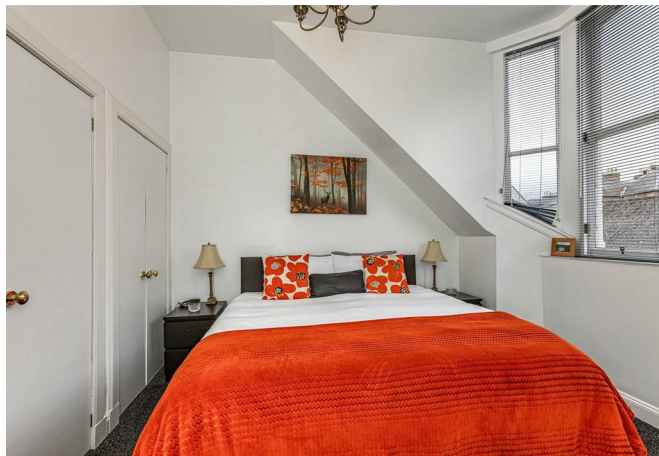
5D Queen Street Jedburgh, TD8 6EW

- Immaculate Second Floor Apartment
- 2 Bedrooms
- Modern Shower Room
- Spacious Lounge
- Designated Parking Space
- Close to Schooling
- Close to Town Centre

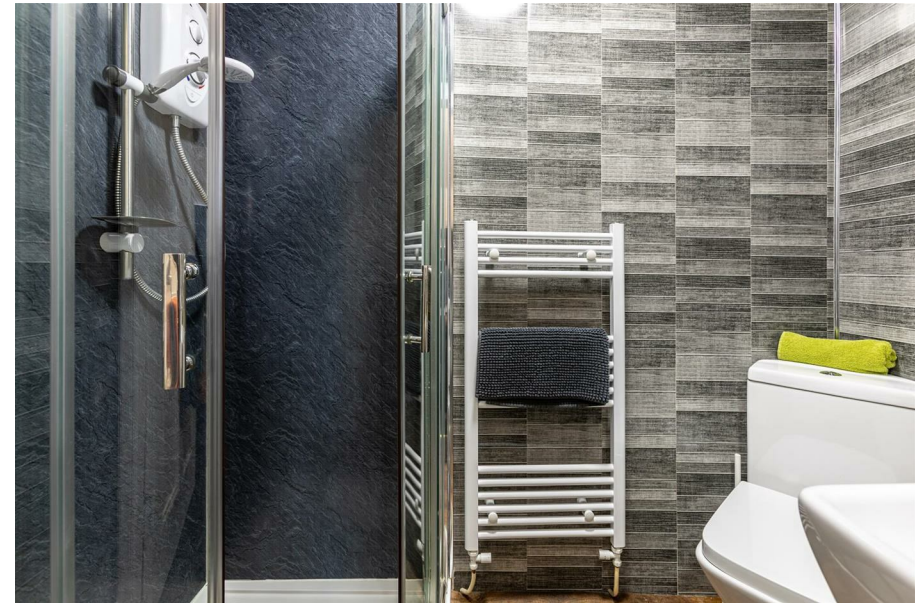
We are delighted to bring to market this well-presented two bedroom property, conveniently located within the historic Borders town of Jedburgh. The accommodation is arranged on one level and comprises a welcoming entrance hallway, bright and spacious lounge, fitted kitchen, two bedrooms and a shower room. The principal bedroom further benefits from useful built-in wardrobe storage. Offering practical and well-proportioned accommodation, the property would make an ideal first-time purchase, downsizing opportunity or investment.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - LOUNGE - TWO BEDROOMS - SHOWER ROOM -



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Internally

The property is entered from a communal entrance leading from the street through a shared stairwell to a private front door. Once through the front door you are in the bright welcoming hallway with a handy storage cupboard which currently houses a washing machine and tumble dryer, then up a small set of steps to the landing which extends to all other rooms. First we come to the modern shower room and well equipped kitchen. Beyond the kitchen is the well proportioned principal bedroom with two built in wardrobes and large bay window. Next to this we have a spacious lounge with another large bay window which floods the room with light and a closed off fireplace provides a lovely focal point for the room. The second bedroom completes the accommodation.

Kitchen

The modern kitchen is fitted with shaker style base units overlaid with wood effect worktops incorporating a stainless steel sink and mixer tap with black upstands and cooker splashback. There is an electric oven and 4 ring hob with extractor fan above, a space for an undercounter fridge and dishwasher.

Shower Room

The immaculately presented shower room has a modern 3 piece suite with WC, pedestal wash basin and shower cubicle with electric mixer shower. Wet wall splashbacks and wood effect flooring complete the look.



Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains services are present including water, electricity & 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

Council Tax Band A.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing us at enquiries@jamesagent.co.uk.

Viewings

Strictly by Appointment Only Via James Agent.

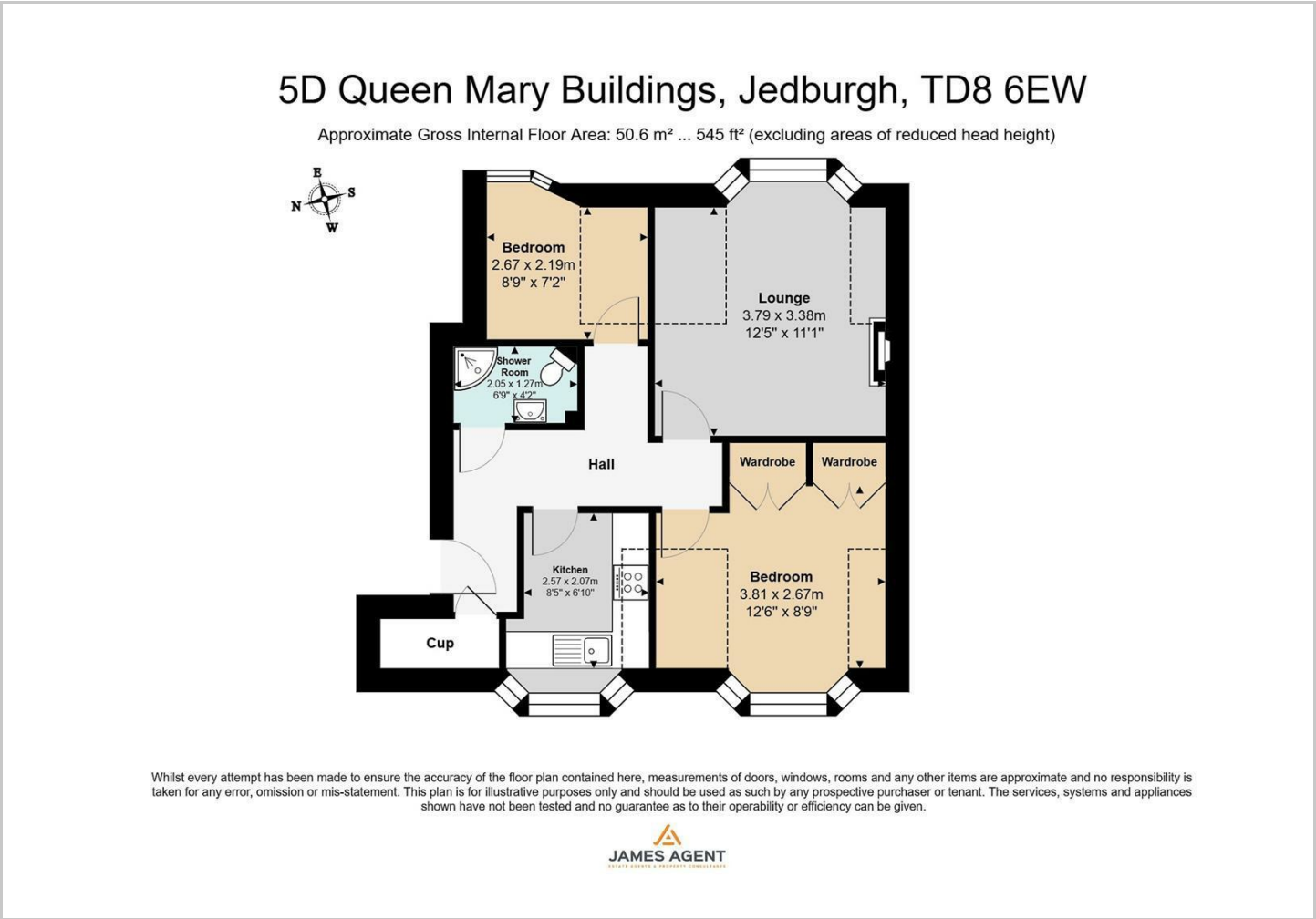
Offers

All offers should be submitted in writing in Standard Scottish 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

