



5C Queen Street, Jedburgh, TD8 6EW

Guide price £65,000





5C Queen Street Jedburgh, TD8 6EW

- Immaculate Second Floor Apartment
- Spacious Lounge
- Designated Parking Space
- Close to Town Centre
- 1 Bedroom
- Modern Bathroom
- Close to Schooling

We are delighted to bring to market this well-presented one bedroom property, conveniently situated within the historic Borders town of Jedburgh. The accommodation comprises a welcoming entrance hallway, spacious lounge, fitted kitchen, double bedroom with built-in wardrobe and a bathroom. The property also benefits from useful additional storage throughout and offers comfortable, well-proportioned accommodation, ideal for a first-time buyer, downsizer or investment opportunity.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - LOUNGE - ONE BEDROOM - BATHROOM -



Guide price £65,000



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 then up 3 small steps to the landing which extends to all other rooms. First we come to the well proportioned bedroom with built in wardrobe which has a lovely bay window which adds character to the room and next door is the immaculately presented bathroom. At the end of the hall is a spacious lounge with another lovely large bay window which floods the room with light. An archway from the lounge leads to the well-presented modern fitted kitchen which completes the accommodation.

Kitchen

The modern kitchen is fitted with wall and base units overlaid with black laminated worktops incorporating a stainless steel sink and mixer tap and modern tiled splashbacks. There is an electric oven and 4 ring hob with extractor fan above, a space for an undercounter washing machine and a tall fridge-freezer.

Bathroom

The immaculately presented bathroom has a modern 3 piece suite with WC, pedestal wash basin and bath with an electric mixer shower above. A lovely concertina glass shower screen, tiled 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.

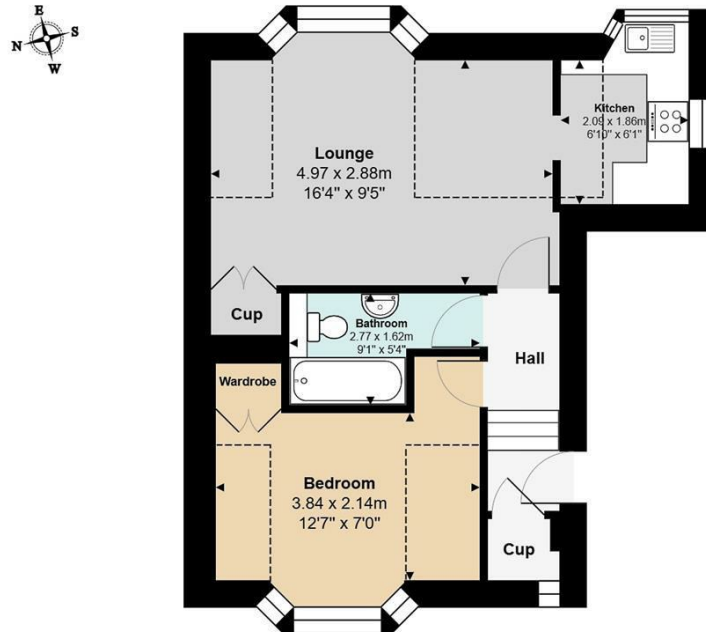




Floor Plans

5C Queen Marys Building, Jeddburgh, TD8 6EW

Approximate Gross Internal Floor Area: 40.5 m² ... 436 ft² (excluding areas of reduced head height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

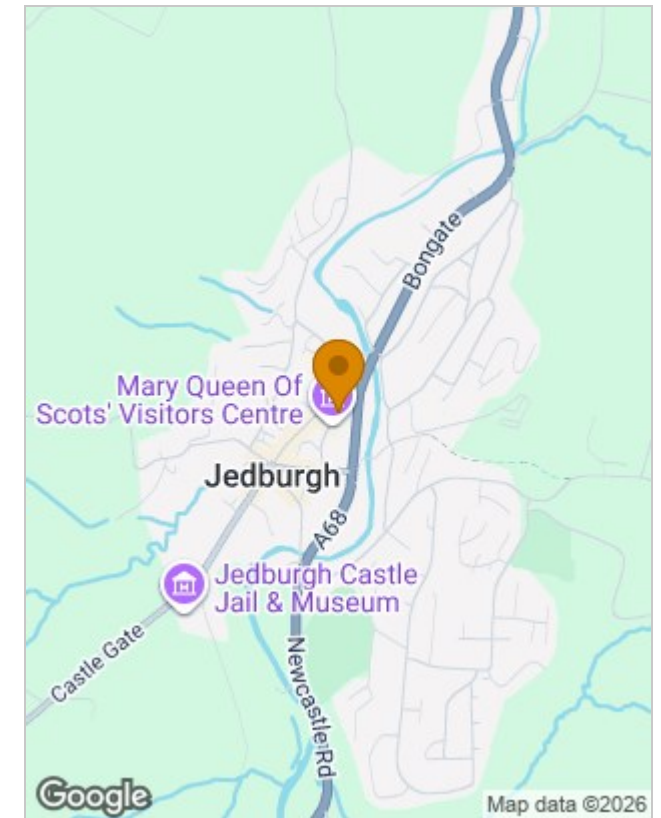


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Current Score	Target Score
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Current		77	39

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Score Range	Current Score	Target Score
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Current		84	90

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB