BANNERMANBURKE
PROPERTIES LIMITED

146 Bongate, Jedburgh, TD8 6DY

Offers In The Region Of £100,000

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▪ ENTRANCE HALL▪ SITTING ROOM▪ KITCHEN ▪ REAR PORCH▪ THREE BEDROOMS▪ SHOWER ROOM ▪ DOUBLE GLAZING/ GCH▪ PRIVATE FRONT AND REAR GARDENS▪ EPC RATING D

Viewing comes highly recommend of this beautiful ground floor three bedroom apartment in a central location of the town, close to the town centre and all local amenities. Decorated in fresh neutral tones throughout with newly installed stylish and contemporary kitchen and shower room facilities. The kitchen was installed in 2021 with a new shower room, boiler and heating system being installed in November 2020. There are private gardens to the front and rear which are very well maintained with decking, patio, shed and greenhouse. Viewing is a must to fully appreciate.

Jedburgh

The pretty market town of Jedburgh is located on the A68 just 10 miles north of the border with England and just an hours drive to Scotland's vibrant capital, Edinburgh. Jedburgh is one of the principal towns of the Scottish Borders and the A68 provides easy access to many of the major towns and employers within the region. The town has a good variety of shops and restaurants as well as leisure facilities in the form of a swimming pool and golf course. There is also both primary and secondary schools. The historic Abbey and Castle Jail are welcomed tourist attractions.

Distances

Edinburgh 48 miles, Hawick 11 miles, Kelso 11 miles, Galashiels 17 miles

Situated on the A68 which provides a through-route north to Edinburgh and south to Newcastle. Rail links are available at Edinburgh, Newcastle and Berwick-Upon-Tweed. The nearest International airports are located in Edinburgh and Newcastle.

The Property

146 Bongate is an ideal down sizing opportunity, first time buy or family starter home. Presented for sale in excellent order with newly installed kitchen and shower room facilities which are both very modern and finished to a high standard. The combination gas boiler and heating system were also installed in November 2020. To the rear, the garden is delightful with large decking area, garden shed, greenhouse, patio and lawn. It is well tended and low maintenance.

Hallway

The property is entered via a timber door into the hallway which is decorated in white with carpet flooring. Central heating radiator. Ceiling light and smoke alarm. Storage cupboard which houses the Ideal combination gas boiler and electric meter and switch gear.

Sitting Room

11'10" x 16'0" (3.62 x 4.90)

Large bright room located to the front of the property with double glazed sash and cash windows. Coving to ceiling. Central heating radiator. Ceiling light. Wall mounted gas fire. Built in storage cupboard. Access to the kitchen.

Kitchen

11'9" x 8'2" (3.60 x 2.50)

Beautiful kitchen located to the rear of the property with double glazed window overlooking the rear garden. Good range of high gloss grey floor and wall units with marble effect work surfaces and grey splashbacks. Single built in electric oven and four burner

gas hob. Integrated extractor fan. Space and plumbing for washing machine. Space for free standing fridge freezer. Central heating radiator. Timber effect vinyl flooring. Access to the rear porch. The kitchen has been very recently installed.

Rear Porch/Sun Room

4'4" x 8'11" (1.34 x 2.74)

Useful addition located to the rear of the property with large double glazed window and double glazed glass door to the rear garden. Central heating radiator. Vinyl flooring.

Double Bedroom

12'9" x 12'5" (3.90 x 3.79)

Located to the front of the property with double glazed sash and case windows. Decorated in white with carpet flooring. Central heating radiator. Ceiling light. Two built in wardrobes with hanging and shelving.

Double Bedroom

9'10" x 12'9" (3.00 x 3.91)

Located to the rear of the property with double glazed sash and case windows. Built in cupboard for storage. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light.

Ample space for bedroom furniture.

Double Bedroom

12'9" x 6'11" (3.90 x 2.12)

Located to the side of the property with double glazed sash and case window. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light fitting. Built in cupboard for storage.

Shower Room

7'7" x 4'6" (2.32 x 1.38)

Comprises of 3pc suite of wash hand basin, WC and double walk in shower enclosure. The wash hand basin is set in vanity furniture with storage below. Aqua panelling to full height. Chrome heated towel rail. Double glazed opaque window. Recessed ceiling spotlight fittings. Installed November 2020.

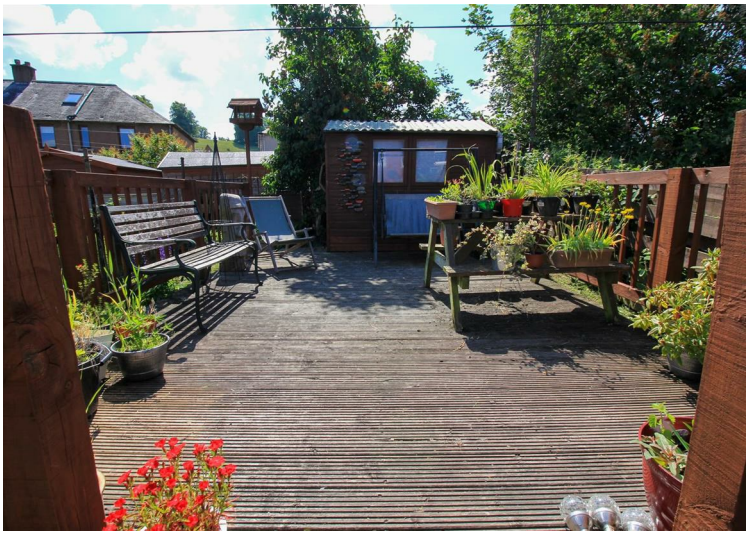
Sales and other Information

Fixtures and Fittings

All curtain rails, curtains, blinds, carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

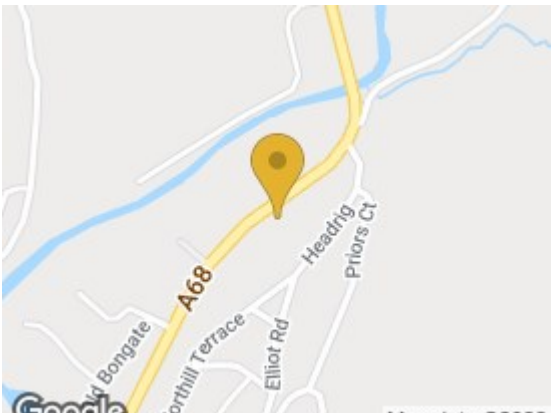
Mains drainage, water, gas and electricity.

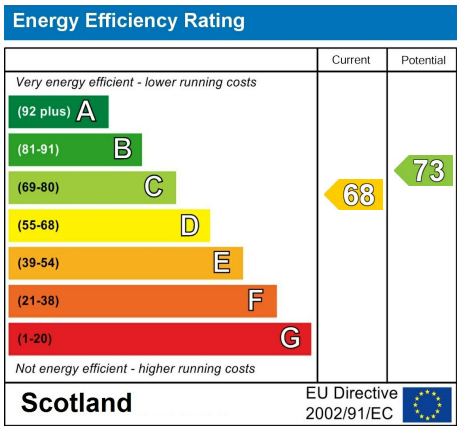


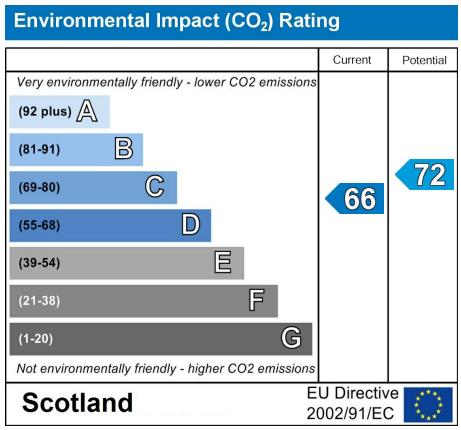
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:
Strictly by appointment through Bannerman Burke Properties Ltd.

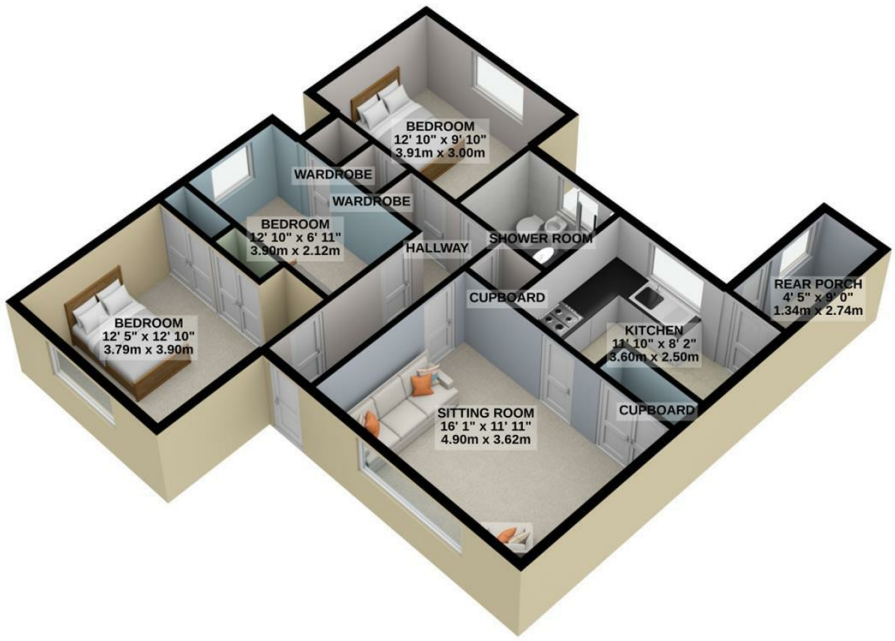
Notice:
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.







GROUND FLOOR



146 BONGATE, JEDBURGH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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