



BANNERMANBURKE

PROPERTIES LIMITED



11 Priors Meadow, Jedburgh, TD8 6HG

Offers In The Region Of £115,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ THREE DOUBLE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ DRIVEWAY WITH PARKING FOR TWO VEHICLES ■ LARGE REAR GARDEN WITH SHED AND PATIO ■ EPC RATING D

Viewing is a must to fully appreciate this spacious three bedroom family home with large rear garden and off street parking for two vehicles. Offered for sale in good order benefitting from gas central heating and double glazing. Located a very short walk to the newly built Jedburgh Grammar Campus, where schooling from ELC to Secondary level is available. A generous garden to the rear has an area laid to lawn with patio and shed, all bounded by timber fencing. Ideal buy to let investment with this property having been successfully rented out for several years returning a good annual yield.

The Town

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.

Travel (Approx 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

Ideal first time buy or family starter home, 11 Priors Meadow must be seen to fully appreciate size both internally and externally. Entered from the front via timber and glazed door into the entrance hall which provides access to the living room, kitchen and bathroom. A carpeted staircase leads up to the first floor landing. The living room is bright and spacious with windows overlooking the front driveway and is freshly decorated in neutral tones. Access from here to the kitchen which is located to the rear with double glazed windows and door to the rear garden. The kitchen is well appointed with ample floor and wall mounted units providing good storage. Space and plumbing for a washing machine, tumble dryer and fridge freezer and integrated single electric oven and four burner gas hob. Ample space for dining table and chairs. Located in one of the units is the combination gas boiler.

The bathroom is located on the ground floor and comprises of a 3pc suite of wash hand basin, WC and shower bath with shower above, run off the boiler. Decorated in white with black tiled flooring, chrome heated towel rail and ceiling light.

The upper landing is light and airy with a double glazed window to the side providing ample natural light. There is a good range of built in cupboards providing excellent storage and an access hatch to the roof space, where further storage is available. The landing provides access to three double bedrooms, two of which have built in wardrobes. All bedrooms are decorated in neutral tones with central heating radiators and double glazed windows.

Room Sizes

Living Room 3.76 x 4.69

Kitchen 4.70 x 2.68

Bathroom 2.72 x 1.90

Double Bedroom 2.70 x 4.51

Double Bedroom 3.77 x 2.72

Double Bedroom 3.77 x 3.07

Externally

Set in generous garden grounds with large garden to the rear, patio and shed, providing an ideal space for outdoor living. All bounded by timber fencing providing a good deal of privacy. The front driveway is an excellent size also with parking for two or more vehicles.

Directions

Entering Jedburgh on the A68 from the North, take a left (after the bridge) onto Headrig and left onto Priors Meadow. Continue forward and the property is located on the right hand side.

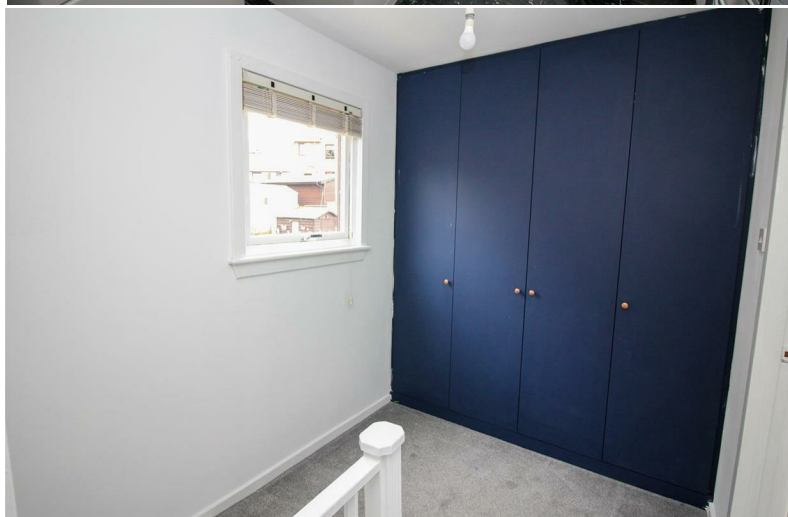
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

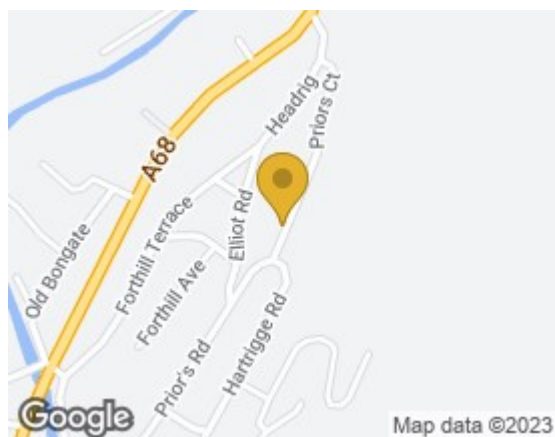
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.

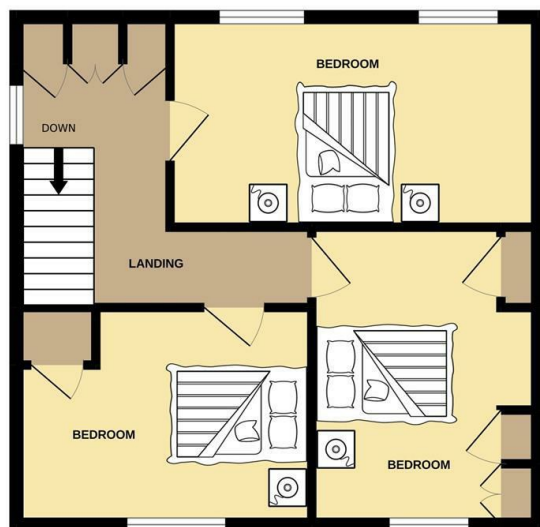
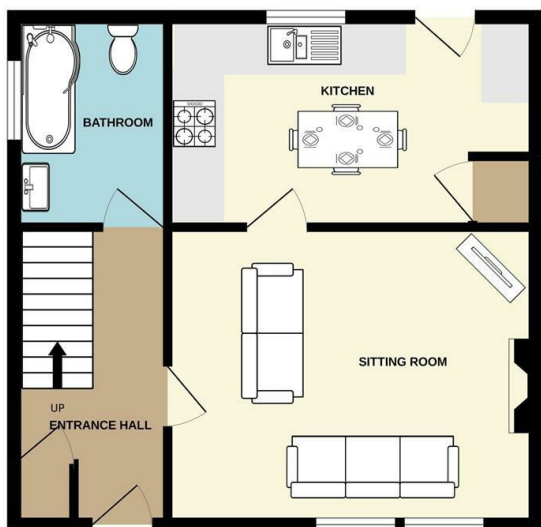


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



11 PRIORS MEADOW, JEDBURGH

Important:

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