



56e CASTLEGATE

JEDBURGH TD8 6BB

“An attractive flat situated within a traditional terraced dwellinghouse in a conservation area close to Jedburgh Castle ”



An attractive flat situated within a traditional terraced dwellinghouse in a conservation area close to Jedburgh Castle and enjoying a lovely open outlook over the surrounding countryside. Bright accommodation over two floors is presented in good order and comprises:- Entrance Hall, Utility Room, Dining Kitchen, Lounge, 2 Bedrooms, Study/Office and Bathroom. There is a neatly maintained garden to the rear and outside stores. The property benefits from gas central heating, is fully double glazed and offered for sale with all fitted carpets, floor coverings and blinds.

A pend from the Castlegate leads through to the property which is accessed at the rear via a well maintained stairwell serving 56e and the neighbouring flat. At the top of the stairs is an external storage cupboard.

ENTRANCE HALL:

A partially glazed hardwood door opens into the hallway giving access to all rooms on the first floor. C/h radiator. Smoke alarm. Fitted carpets. Stairs to upper floor.

UTILITY ROOM:

With window to side. Plumbed for washing machine. 1 double power point. C/h boiler and controls. Coat hooks, lighting and vinyl floor.

DINING KITCHEN: 4.39m x 3.57m

Spacious with window to rear giving a lovely open outlook over the garden and beyond with deep sill. Roller blind. Stainless steel sink unit with drainer and mixer tap. Range of fitted base and wall units with contrasting worktops and tiling between. Xpelair fan. 2 double and 1 single power point. Electric cooker point. Vinyl floor. Plumbed for washing machine. A breakfast bar separates the dining area which has a c/h radiator, 2 double and 1 single power points, dado and picture rails, telephone point and fitted carpet.

LOUNGE: 4.39m x 3.57m

Attractive room with window to front and roller blind. Feature fireplace with coal effect gas fire, marble hearth and wooden surround and mantel. Display alcove with glass shelving, lighting and storage cupboard below. 3 double and 2 single power points. C/h radiator. Ceiling rose, coving, dado and picture rails. Wall lighting and dimmer control. Fitted carpet.

BEDROOM 2: 4.02m x 2.05m (at widest)

Single bedroom with window to front and storage cupboard below. Roller blind. Large walk-in storage cupboard with hanging rail and shelving. 2 double power points. C/h radiator. Fitted carpet.

LANDING:

Reached by stairs from the entrance hall with wooden handrail and fitted carpet. 1 double power point. Fitted carpet. Off the landing is a study/office with skylight window, 2 double power points, telephone point and louvred doors.

BEDROOM 1: 4.08m x 3.37m

Bright double bedroom with window to rear giving a lovely open outlook over the garden and beyond. Spacious storage cupboard with hanging rails, shelving and lighting. 2 double power points. C/h radiator. Telephone point. Fitted carpet.

BATHROOM: 2.49m x 1.66m

With avocado suite comprising WC, pedestal wash hand basin and bath with 'mira sprint' shower and contrasting tiling. Shelved airing/linen cupboard with louvred doors. C/h radiator. Extractor fan. Fitted carpet.

GARDENS:

There is a neatly tended area of garden at the rear, laid mostly in lawn, with a range of flower beds and established shrubs and plants.

GENERAL:

All carpets and floor coverings are included in the sale along with the blinds and rails. The curtains and lightfittings are excluded as well as some plants in the garden.

SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax – Band B EPC rating – E

VIEWING:

Strictly by appointment with the selling agents.

ENTRY:

Entry is by negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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