



## 4 BONGATE JEDBURGH, TD8 6DX

*A most desirable semi-detached 3 bedroom property situated within close proximity of the town centre and all local amenities.*

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Whilst in need of cosmetic upgrading, the property offers spacious family sized accommodation comprising: - Entrance Vestibule, Livingroom, Dining Room/Bedroom 3, Fitted Kitchen, 2 Double Bedrooms, Shower Room and range of storage cupboards. There are gardens to the front and rear with two large garden sheds and decking.

#### LOCATION:

4 Bongate is located within a short walking distance from Jedburgh Town Centre. It is ideally located close to Forthill, the Jed Riverside Path and the Jed Circular Path. It is also perfectly situated for sustainable travel with bus stops conveniently on Bongate itself (A68). There is a direct bus service to Galashiels Transport Interchange (service 68) stopping at St Boswells, Melrose and Tweedbank Train Station and a direct bus service to Kelso.

#### ACCOMMODATION:

##### ENTRANCE VESTIBULE:

An external UPVC door with glazed panels opens into a vestibule which in turn leads to the stairs to the upper floor. Wooden hand rail. Fitted carpet.

##### LIVINGROOM: 4.25m x 4.35m

Bright room with large window to front overlooking the garden. Vertical blinds. Feature fireplace with wall mounted gas fire, marble hearth, mahogany surround and mantel. TV aerial. C/h radiator. Display alcove with shelving and storage cupboard below. Fitted cupboards and TV stand. Fitted carpet.

##### KITCHEN: 3.87m x 2.54m

With window overlooking the rear garden. Excellent range of classic fitted wall and base units with contrasting worktops and tiled splashback. Stainless steel double sink unit with drainer and mixer tap. Integrated gas hob with chimney style cooker hood. Integrated oven and grill. 5 double power points. C/h radiator. Plumbed for washing machine. Fluorescent lighting. Tiled flooring. Door giving access to the rear garden.

##### BEDROOM 3: 3.3m x 3.06m

Double bedroom with access via the kitchen or entrance vestibule. A large window provides views of the rear garden. Vertical blinds. Fitted carpet.

Currently used as a dining room, there is ample space for furnishings and a dining table to seat six people.

#### UPPER FLOOR

##### BEDROOM 1: 3.87m x 3.53m

Bright double bedroom with large window to the front overlooking the garden. Vertical blinds. Range of fitted wardrobes and storage units with inbuilt dressing table and mirror. C/h radiator. Fitted carpet.

##### BEDROOM 2: 4.25m x 3.27m

Double bedroom with window to rear overlooking the garden and beyond. Vertical blinds. Fitted wardrobe. C/h radiator. Fitted carpet.

##### SHOWER ROOM: 2.16m x 3m

With two frosted glass windows, one to the side and the other to the rear. Coloured WC, pedestal wash hand basin and shower cubicle with glass sliding door and electric shower. C/h radiator. Range of fitted storage units and shelving. Fitted carpet.

#### GARDENS:

The front garden is mainly laid to lawn with shrubs bordering a paved pathway leading to the front door. The rear garden is accessed through a gate to the side of the property, or from the kitchen. The rear garden is terraced and has wooden steps leading up to a gate opening onto Forthill Terrace where there is on street parking. There is also a lawn, two large garden sheds and a decking area for outside seating.

#### GENERAL:

All carpets, curtains, blinds, light fittings and the garden shed are included.

#### SERVICES:

Mains water, drainage, gas and electricity are connected.

#### BURDEN:

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. Service installations and appliances in the house have not been checked by the selling agents.



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