



## Investment Portfolio

Three X 2 Bedroom Apartments,



2 bed



1 public

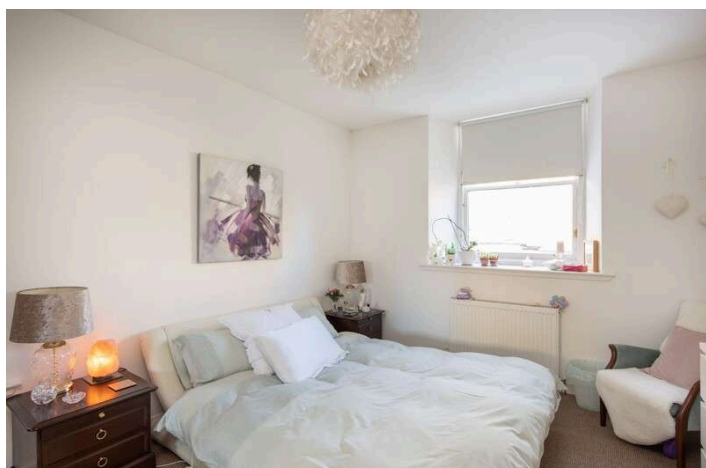


1 bath



Three X 2 Bedroom Apartments, Located Just Off The Main Thoroughfare Of Jedburgh, With Long Term Tenants, Offering Great Income Potential.





An ideal opportunity has arisen for buy to let investors – A portfolio of 3 investment properties, all with long term tenants, located just off Jedburgh's thriving high street, within easy walking distance to shops & the local amenities on offer within the town. The three apartments are all positioned within the same block and share the same external entrance door, consist of two bedrooms each and are a great investment opportunity, they currently all host long term tenants, so offer an immediate income upon completion of purchase. All properties are brought to the market currently up to date with all regulations and safety certificates. The average square footage for all 3 properties equates to approx. 77m<sup>2</sup>

## LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre, two primary schools and local Grammar. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway.

## ACCOMMODATION LIST

Communal Entrance Hall & Stairwell, Hall, Kitchen, Living Room, Two Double Bedroom, Bathroom, Storage.

## SERVICES

Mains gas, electric, water and drainage. Gas central heating.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings



## COUNCIL TAX BAND

I5C – Band A

I5D – Band A

I5E – Band A

## ENERGY EFFICIENCY

I5C – Rating D

I5D - Rating D

I5E - Rating C

## VIEWINGS

To arrange a viewing please contact the selling agents, Hastings Property on 01835 340330 - lines open until 10pm - 7 days a week.

As this is a portfolio of residential properties, a home report is not required.

## PRICE & MARKETING POLICY

Offers over £195,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.