

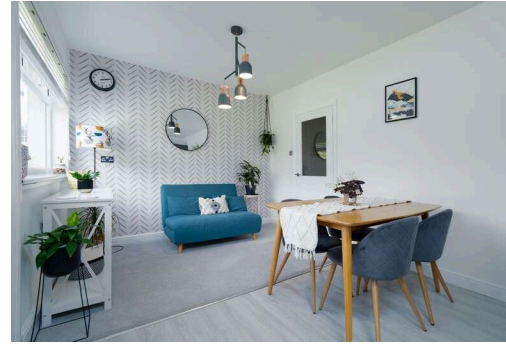
HASTIN^{LEGAL}&S



Glentulchan

Blair Avenue, Jedburgh, TD8 6LF





Fantastic detached bungalow in turn key condition, hosts generous accommodation with an elevated position providing wonderful outlooks and extensive garden grounds.



GLENTULCHAN

Glentulchan is a fantastic three bedroom detached bungalow offering bright and spacious accommodation, which has been expertly upgraded by the current owners. Benefitting a large wraparound garden and enjoying wonderful open outlooks over the town and beyond, enjoyed from an elevated position – perfect for family living or those looking to downsize to a central position with great access to amenities and transport links.

With a driveway opening to the garage and a neat enclosed front garden, the main entrance vestibule extends to a hallway; leading on to living accommodation, a neighbouring modern kitchen/diner with access out to the rear garden with the three bedrooms and family bathroom room set quietly to the far end. The open plan kitchen/dining is modern and sleek creating a fantastic bright space, perfect for hosting guests and entertaining. The living room with feature wood burner stove sits to the front of the property, flooded with natural light and enjoying the most wonderful views over Jedburgh and the countryside beyond. The three bedrooms are all of generous proportions, with fitted wardrobes in two of them providing excellent storage.

The extensive garden wraps around the property, with the frontage mainly grass with mature hedging and bordered with shrubbery. To the rear, lies a small section of patio, with the remainder being laid to lawn with various seating areas to enjoy the sunshine. A single garage, adjoins the property, providing useful external storage space.

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 and a recently compete state-of-the-art education campus; incorporating nursery to secondary. 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 Borders railway.

HIGHLIGHTS

- Well positioned for amenities, transport links & schooling.
- Much sought after town central bungalow
- Wonderful open outlooks
- Large enclosed rear garden
- Driveway & garage ensure ample parking

SERVICES

Mains gas, electric, water and drainage.

ADDITIONAL INFORMATION

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

COUNCIL TAX BAND

Band E

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £280,000 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. 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.

