

4 Bongate

Jedburgh, TD8 6DX



'A most desirable semi-detached property within close proximity of the town centre'

Ground Floor: Entrance Porch, Living Room, Kitchen, Dining Room/Bedroom 3
First Floor: Bedrooms 1 and 2, Shower Room

Guide Price – £135,000

4 Bongate



This semi-detached property, whilst in need of cosmetic upgrading, offers spacious accommodation ideal for a family home. It is located adjacent to Stone Hill and within close walking distance to the town facilities including the Jed Riverside Path and the Jed Circular Walk. It has a mature wraparound garden with areas of lawn, patio, decking and planting. The rear of the property backs on to Forthill Terrace, where on-street parking for a number of cars is easily available. The size and location of this dwelling lends itself to a family and to those who enjoy the outdoors.

The Tour

This semi-detached property is located within a short walking distance from Jedburgh Town Centre and is perfectly situated for sustainable travel with bus stops conveniently on Bongate itself (A68). Bedroom two has views onto Stone Hill.

The house is entered from the front garden. The entrance hall gives direct access to the living room and dining room and has the staircase to the first floor. The kitchen has direct access to the garden and is accessible from both the dining room and the living room, creating a seamless flow throughout the ground floor. Bedrooms one and two and the shower room are located on the first floor.

The living room is at the heart of the house and overlooks the well maintained front garden. It has a gas fire and glazed doors to the entrance hall and to the kitchen. The kitchen is bright and has fitted wooden units which are offset by a black worktop, a beige splashback and a neutral tiled floor. The fitted kitchen has a built in oven, hob and washing machine as well as a space for an integrated dishwasher. The dining room has ample room for a table to seat six. This room could be repurposed as a third bedroom if desired.

Bedrooms one and two are located on the first floor and both have built in storage. Bedroom one has a view along Bridge Street. Bedroom two has a view onto Stone Hill. The shower room has an electric shower and benefits from built in storage.

In addition to the gas fire, this home has gas central heating. All the windows are UPVC Tilt and Turn.







Outside



4 Bongate is set just back from the A68 with additional access from Forthill Terrace where parking is easily available. The property enjoys a wraparound garden combining lawn and shrub planting to the front. The rear garden has a decked area, ideal for outside living, two large garden sheds and a clothes drying area. The garden is set on a hill with steps leading to Forthill Terrace.

The Area

This property is located close to Jedburgh Town Centre and Jedburgh Grammar Campus. It is also in an ideal location for recreation being close to Stone Hill, the Jed Riverside Path and the Jed Circular Path.

4 Bongate is also in an ideal location for sustainable travel with bus stops very close by on the Bongate itself. It has a direct bus service to Galashiels Transport Interchange (service 68) stopping at St Boswells, Melrose and Tweedbank Train Station and it has a direct bus service to Kelso.

What Three Words

twitches.racing.relishing.

Room Sizes

Livingroom	4.25m x 4.35m	Bedroom 1	3.87m x 3.53m
Kitchen	3.87m x 2.54m	Bedroom 2	4.25m x 3.27m
Dining Room	3.3m x 3.06m	Shower Room	2.16m x 3m

Council Tax - Band B

EPC Rating – E

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.

Viewing by arrangement with selling agents.



10 The Square

Kelso

TD5 7HJ

Call Us on 01573 224311

Email Us at info@taits.co.uk

Visit our website at www.taits.co.uk

Fax Us on 01573 225858