




McEwan Fraser Legal
Solicitors & Estate Agents
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JEDBURGH, BORDERS, TD8 6LB

12 GRIEVE AVENUE



THE LOCATION

The scenic market town of Jedburgh has a population of around 4,000 and is situated on the main A68 in the south-eastern corner of Scotland, located ten miles from the border with England.

The town lies on the Jed Water, a tributary of the River Tweed. It has panoramic views at Carter Bar and is just over an hour's drive away from Scotland's vibrant capital, Edinburgh. This Royal and Ancient Burgh forms the historic gateway to Scotland. The magnificent 12th Century Jedburgh Abbey with its dedicated visitor centre dominates the town. Other notable buildings in the town include Mary, Queen of Scots' House and Jedburgh Castle Jail, now a museum. Although Jedburgh has no rail access it is

well located on the road network.

The A68 provides direct access to Edinburgh (forty-eight miles) and Newcastle-upon-Tyne (fifty-eight miles). Carlisle is fifty-seven miles away and the other main Borders towns of Hawick, Kelso, Selkirk, and Galashiels are all within twenty miles.

Rugby Union is the sport of choice for this town. The town is home to one of the most famous and oldest Rugby Clubs in Scotland, Jed-Forest. Football is represented by Jed Legion FC, who currently play in 'B' League of the Border Amateur League. Many sports activities are offered in Jedburgh to children including rugby, football, swimming and badminton amongst others.

THE PROPERTY

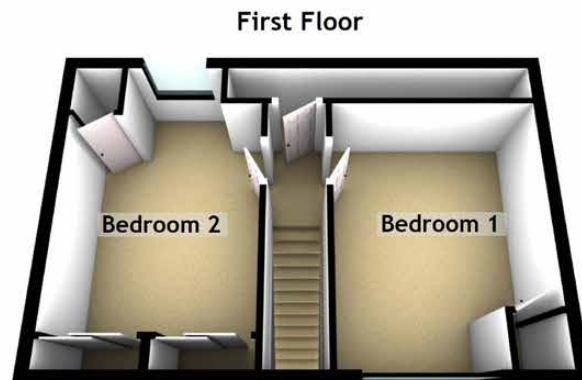
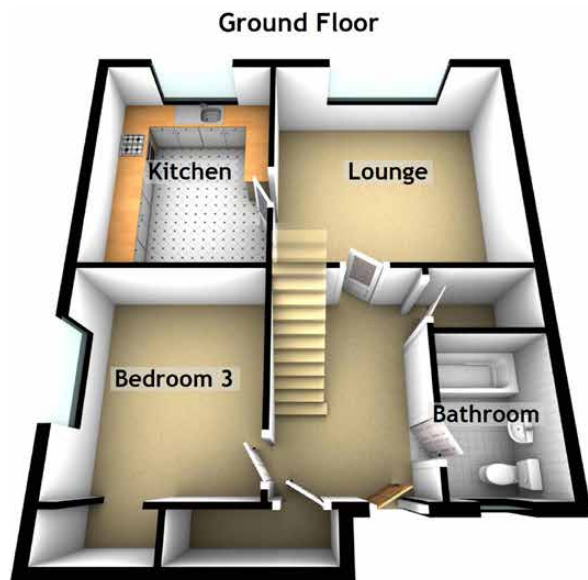
McEwan Fraser Legal are delighted to bring to the open market this three-bed upper villa. The property would make an ideal first time buy property or buy to let investment.

In more detail, the property consists of a welcoming hallway with storage. The lounge allows for free standing furniture and comes with a feature fire and surround. The kitchen comes with floor to ceiling units, gas hob, hood, oven, integrated fridge freezer and

space for washing machine. There are three different sized bedrooms, all allowing for free-standing furniture and various configurations. The bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally there are garden grounds to the back. The property also benefits from central heating and double glazing.



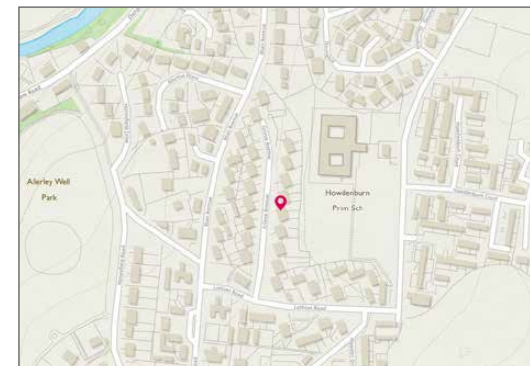


Approximate Dimensions
(Taken from the widest point)

Lounge	4.18m (13'9") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.02m (9'11")
Bedroom 1	4.07m (13'4") x 3.22m (10'7")
Bedroom 2	4.07m (13'4") x 3.67m (12')
Bedroom 3	3.49m (11'5") x 3.04m (10')
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m²): 97m²

EPC Rating: C




Solicitors & Estate Agents

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Part
Exchange
Available

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Text and description
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