



## 36 BOUNTREES

JEDBURGH TD8 6EY

*“A ground floor flatted dwellinghouse situated in an elevated position within walking distance of the town centre and also close to the new School Campus”*



A ground floor flatted dwellinghouse situated in an elevated position within walking distance of the town centre and enjoying a lovely open outlook over the surrounding countryside. Whilst in need of some cosmetic upgrading the property offers bright and spacious accommodation comprising:- Entrance Hall, Livingroom, Kitchen, 2 Double Bedrooms and Bathroom. There is an extensive garden to the front and side, laid mostly in grass, and a shared drying area to the rear. The property benefits from gas central heating and full double glazing. This is an ideal starter home or rental investment.

## ACCOMMODATION

### ENTRANCE HALL: 3.48m x 1.20m

A timber door at the side opens into the hallway which gives access to all rooms. 1 single power point. Smoke alarm. C/h radiator. Large walk-in storage cupboard with shelving, coat hooks and electric meters. Additional shelved storage cupboard. Carpet.

### KITCHEN: 3.42m x 2.27m

Bright kitchen with window to front giving a lovely open outlook. Stainless steel sink unit with drainer and tiled splashback. Range of fitted base units with co-ordinating worktops. Large storage cupboard. 1 double and 5 single power points. Immersion water heater. C/h boiler. Electric cooker point. Gas meter. Carbon monoxide alarm. Tiled flooring.

### LIVINGROOM: 4.98m x 3.91m

Bright and spacious room with large window to front giving a lovely open outlook. Feature fireplace with marble hearth, mahogany surround and mantel. C/h radiator. 1 double and 3 single power points. TV aerial. Telephone point.

### BEDROOM 1: 3.78m x 3.65m

Spacious double bedroom with window to rear. Fitted wardrobe with hanging rail and shelving. C/h radiator. 2 single power points. Carpet.

### BEDROOM 2: 3.65m x 2.54m

Bright double bedroom with window to rear. C/h radiator. 2 single power points.

### BATHROOM: 3.33m x 1.48m

Spacious bathroom with frosted glass window to side. White suite comprising WC, pedestal wash hand basin and bath with contrasting tiling. Extractor fan. C/h radiator. Slate tiled effect vinyl flooring.

### OUTSIDE:

A wrought iron gate at street level opens onto shared access steps and paths leading to the property. There are areas of garden to the front and side, laid mostly in grass, and at the rear is a drying area, shared with the upper flat.

### BURDENS:

Council Tax – Band A EPC Rating – C69

### SERVICES:

Mains water, drainage, gas and electricity are connected.

### VIEWING:

Strictly by appointment through the selling agents.

### ENTRY:

By negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. -Gas and electric installations and appliances in the house have not been checked by the selling agents.



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**TAITS**  
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ  
T: 01573 224 311  
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ  
T: 01835 344 911  
E: info@taits.co.uk