

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2a Market Place, Jedburgh

TD8 6AP

**Guide Price £95,000**



2a Market Place is an immaculately presented first floor flat, occupying a prime central position overlooking the Market Square and Mercat Cross. The property, which is well placed within comfortable reach of most amenities, is presented throughout in very good order retaining original features, and is very spacious and bright. It would be perfectly suited as either a starter property or easily managed rental investment or easily managed holiday/second home. The furniture currently in the property is available by separate negotiation.





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ACCOMMODATION COMPRISES:  
SHARED ENTRANCE  
HALLWAY (4.36M X 2.10M)  
LOUNGE (5.89M X 5.00M)  
KITCHEN (3.68M X 3.44M)  
BEDROOM ONE (3.66M X 3.35M)  
BEDROOM TWO (3.62M X 2.29M)  
BATHROOM (2.21M X 2.12M)

MODERN ELECTRIC HEATING

## Location:

Lying on the banks of the Jed Water, the picturesque Abbey town of Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible for major locations both north and south bound via the A68. The new rail link between Tweedbank and Edinburgh is around a 25 minute drive from the town. The beauty of the region coupled with the numerous historic buildings make this a location popular with both locals and visitors alike.

## Directions:

Travelling into Jedburgh on the A68 heading south from the St Boswells direction, pass the petrol station on the right and continue straight on. Turn right where signposted into the Canongate. Proceed to the top of the road where 2a Market Place is situated above the Sue Ryder shop, accessed via a doorway next to Little Treasures Nursery.

## Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The furniture within the property is available by separate negotiation.

## Services:

Mains drainage, water and electricity Modern electric heating.

## Viewing:

By appointment with the Selling Agents.

## EPC Rating:

E

## Entry:

By mutual agreement



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

