

Jedburgh

Call 01835 863202



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2B, Market Place,

Jedburgh, TD8 6AP

OIRO £95,000



Presented in impeccable order, 2B Market Place is a delightful, deceptively spacious two-bedroom property located within the town centre of Jedburgh. Benefiting from newly installed windows throughout, the C Listed dwelling offers elevated, multi-aspect views over the Royal Burgh. Ideally suited to the first time buyer, rental investor or those looking for a low maintenance holiday home within the area; viewings are considered essential to fully appreciate.



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Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

2B Market Place has undergone recent renovations throughout, inclusive of the installation of a cost effective, efficient electric heating system and restored sash and case, double glazed windows. Overall, the home comprises of a hallway, lounge, kitchen, bathroom and two double bedrooms as well as fantastic storage facilities. Retaining much of its traditional charm and elegance, the property is decorated in neutral tones as well as enjoying a balance of modern fixtures and fittings. Set just a moments' walk away from Jedburgh High Street and all local amenities, this really is the ideal low-maintenance, turnkey home.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

EPC:

D

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Home Report Value:

£115,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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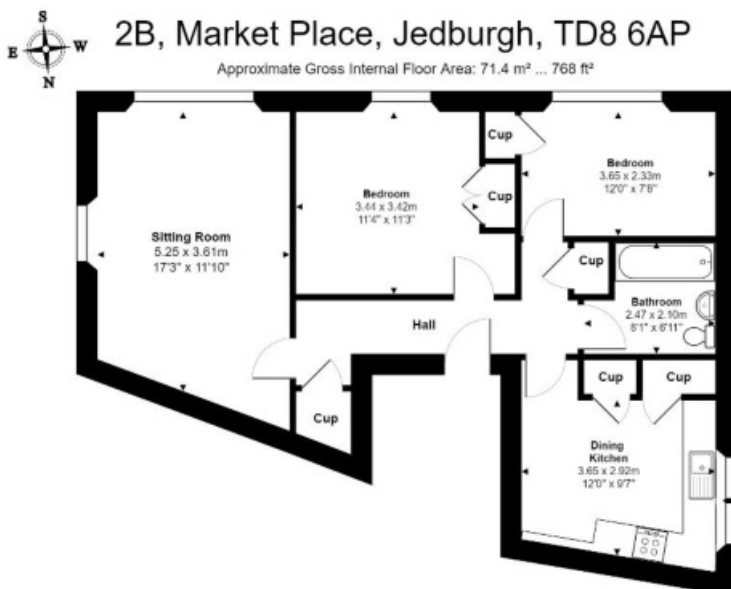
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Approximate Gross Internal Floor Area: 71.4 m² ... 768 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Langholm, Tel 013873 80482
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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.