

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7 High Street, Jedburgh, TD8 6AQ

Offers Over £115,000



Enjoying an elevated position, with views over the town and over Friarsgate, 7 High Street, Jedburgh is a newly refurbished three-bedroom maisonette, brought to the market having undergone a full renovation. Located on the second and third floor of a most impressive, mid-19th century, listed tenement of mixed residential and commercial units, the property would suit a variety of buyers, inclusive of first time buyers, families and rental investors.



7 High Street,

Jedburgh, TD8 6AQ

Offers Over £115,000



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:

Decorated in neutral tones throughout, 7 High Street offers very generously proportioned accommodation, extending to an impressive 118sqm as well as a wealth of natural light. Internally, the maisonette comprises an entrance hallway, lounge, dining kitchen, utility room, bedroom one and family bathroom on the living floor. Moving to the upper level, the property enjoys two further double bedrooms, an additional shower room and fantastic storage facilities throughout. In addition, 7 High Street is surrounded by convenient on-street parking facilities as well as being within immediate proximity to the towns fantastic amenities. Viewings of this turnkey home are considered essential to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains gas, 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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





7 High Street, Jedburgh, TD8 6AQ

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft
 Attic = 44.8 sq m / 482 sq ft
 Total = 124.8 sq m / 1343 sq ft



Attic



Second Floor

Illustration for identification purposes only; measurements are approximate. Not to scale. floorplans@jehkdn.com © (11164586)

CULLEN KILSHAW
 SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Jedburgh Call 01835 863202

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

38 High Street,
 Jedburgh, TD8 6DQ
 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:
 Galashiels, Tel 01896 758 311
 Jedburgh, Tel 01835 863 202
 Hawick, Tel 01450 3723 36
 Kelso, Tel 01573 400 399
 Melrose, Tel 01896 822 796
 Peebles, Tel 01721 723 999
 Selkirk, Tel 01750 723 868
 Langholm, Tel 013873 80482
 Annan, Tel 01461 202 866/867

Full members of:



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.