

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



34a High Street, Jedburgh, TD8 6AG

Fixed Price £75,000



Nestled in Jedburgh's Town Centre, a stone throwaway from the towns beautiful attractions; Jedburgh Castle Jail and Mary Queen of Scot's House, 34a High Street presents a fantastic opportunity to the buyer. Graced with an abundance of natural light, the first floor apartment enjoys modern fixtures and fittings throughout whilst retaining a high degree of traditional charm. 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:

Extending to an impressive 80sqm, the beautifully presented one bedroom, plus study, apartment provides generously proportioned accommodation throughout. Internally comprising an entrance hallway, living room with multiple windows, dining kitchen, one exceptionally spacious double bedroom, study and a modern family bathroom, 34a High Street brings a turnkey investment to any buyer. Offering an abundance of charm, as well as a hard found level of convenience, this stunning home would ideally suit a first time buyer, rental investor or those looking for an easily maintainable property within the town centre.

Services:

Mains gas, electricity, water and drainage.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings including all integrated appliances such as washer dryer, dishwasher, instant boiler water tap, fridge freezer and double oven, bathroom fittings, and light fittings.

EPC:

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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:

£85,000

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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Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

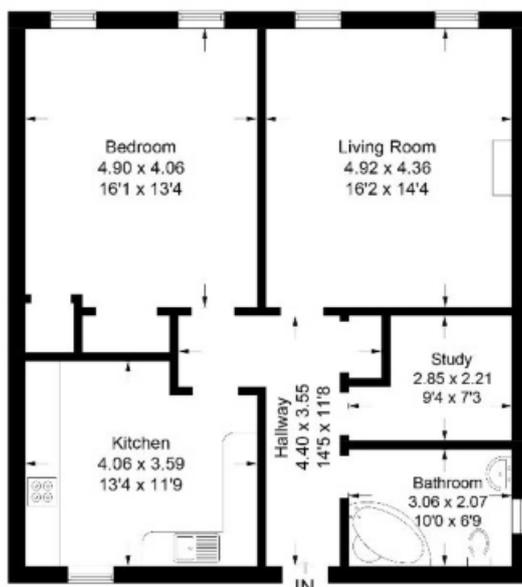


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1091863)

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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.