

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Castle View, Castlegate, Jedburgh, TD8 6BD



Nestled on the serene outskirts of the historic Royal Burgh of Jedburgh, this detached four-bedroom house presents a unique renovation opportunity to the new buyer. Enjoying two spacious reception rooms, in addition to the conservatory extension, Castle View offers a most intriguing and spacious family home.



# Castle View,

Castlegate, Jedburgh, TD8 6BD



**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:**

Originally constructed in 1935, the dwelling has been altered and extended over the years to offer a versatile 125sqm of internal floor space. While the house itself is in need of full renovation, it offers a blank canvas for those with a vision to create their dream home. Currently comprising an entrance hallway, two reception rooms, conservatory, kitchen and WC on the ground floor, as well as four well-proportioned bedrooms and family bathroom on the upper floor, this property offers endless potential whether you're looking to restore its charm or modernize it to suit your taste.

Set within surrounding garden grounds, the extensive home also enjoys ample outdoor space for gardening enthusiasts or for simply enjoying the tranquillity of the beautiful, elevated views over the town and historic Castle Jail. A detached garage and a driveway provide convenient parking options.

**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:**

£210,000.00

**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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### Castle View, Castlegate, Jedburgh, TD8 6BD

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft  
(Excluding Boiler)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1170185)

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

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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.