

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Beech Walk, Jedburgh, TD8 6JE



Welcome to this beautifully presented detached family home, offering a perfect blend of space, style, and comfort in one of Jedburgh's most desirable residential areas. Nestled on the peaceful outskirts of the historic Royal Burgh, this impressive property—built in 2005—provides an exceptional standard of living with plenty of room for the whole family to grow and thrive. From its generous proportions to its modern finish, every aspect of this home has been thoughtfully designed to meet the needs of contemporary family life, creating a truly special place to call home.



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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 a generous 182 sqm, the property is ideally suited for families, boasting four double bedrooms, two reception rooms, and four well-appointed bathrooms. The layout has been thoughtfully designed to accommodate both relaxed family living and entertaining, with modern fixtures and fittings throughout.

The home is complemented by a large surrounding garden that includes an easily maintained patio and lawn—perfect for outdoor gatherings—as well as a spacious multi-car driveway for added convenience.

With a Home Report showing all Category 1 findings, this is a rare opportunity to secure a move-in-ready home in one of Jedburgh's most sought-after locations.

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:

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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:

£435,000.00

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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Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft
 Garage = 19.9 sq m / 214 sq ft
 Total = 204.2 sq m / 2198 sq ft

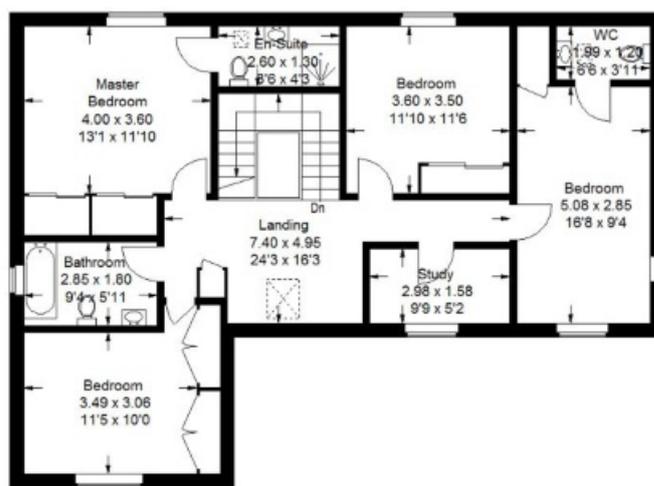
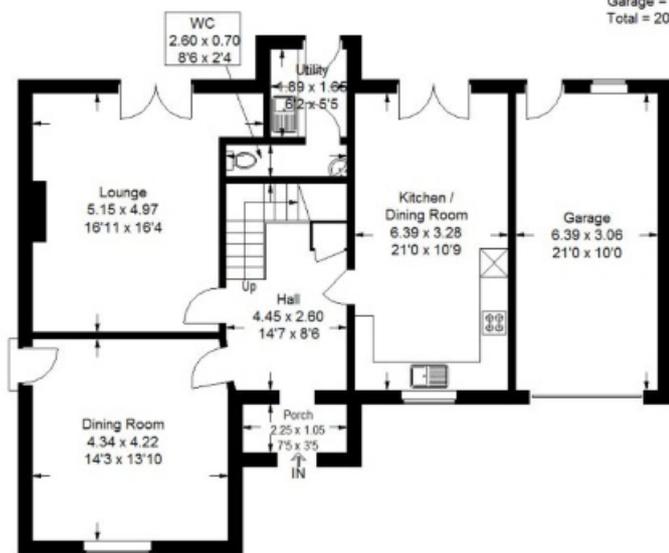


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1190765)

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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.