

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Blair Avenue,

Jedburgh, TD8 6LD



A beautifully presented two-bedroom semi-detached home, located within a highly sought-after residential area of Jedburgh. Offering approximately 98m² sqm of well-proportioned accommodation, this property has been tastefully updated in recent years and now boasts a stylish kitchen and contemporary shower room, alongside bright, move-in ready interiors throughout. Although the property is currently configured as a two-bedroom family home, 11 Blair Avenue was originally constructed as a three-bedroom. The layout was modified to suit the current owner's needs but could be reinstated as a three-bedroom by the buyer, if desired.



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Location:

Jedburgh is a historic Borders town straddling the A68, offering excellent transport links north and south, and easy access to nearby towns and major employers. The town is home to a range of local shops, amenities, leisure facilities, and both primary and secondary schools. Attractions such as Jedburgh Abbey and Jedburgh Castle add to its charm.

Description:

At present ground floor comprises a welcoming entrance hallway leading into a spacious lounge, where a wood-burning stove provides a cosy and characterful focal point. A separate dining room offers a versatile space for family meals or entertaining, while the recently upgraded kitchen features modern fittings and ample storage. The contemporary shower room has also been thoughtfully finished, combining functionality with modern style. Upstairs, the property provides two generously sized double bedrooms, both of which benefit from excellent built-in storage, making the most of the available space.

Externally, the property enjoys wraparound patio gardens on three sides, designed for ease of maintenance while still offering excellent outdoor potential. Whether you're looking for a sunny spot to relax or space for entertaining, the garden layout provides flexibility without demanding significant upkeep — ideal for today's busy lifestyles. The setting itself is peaceful yet convenient, with local amenities, schools, and transport links all within easy reach while offering private, off-street parking to the side.

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. Gas central heating system installed less than two years ago. Nine photovoltaic solar panels. Underfloor heating in the shower room.

Home Report Value | EPC:

£135,000.00 | EPC: C

Viewings:

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

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 = 98.1 sq m / 1056 sq ft

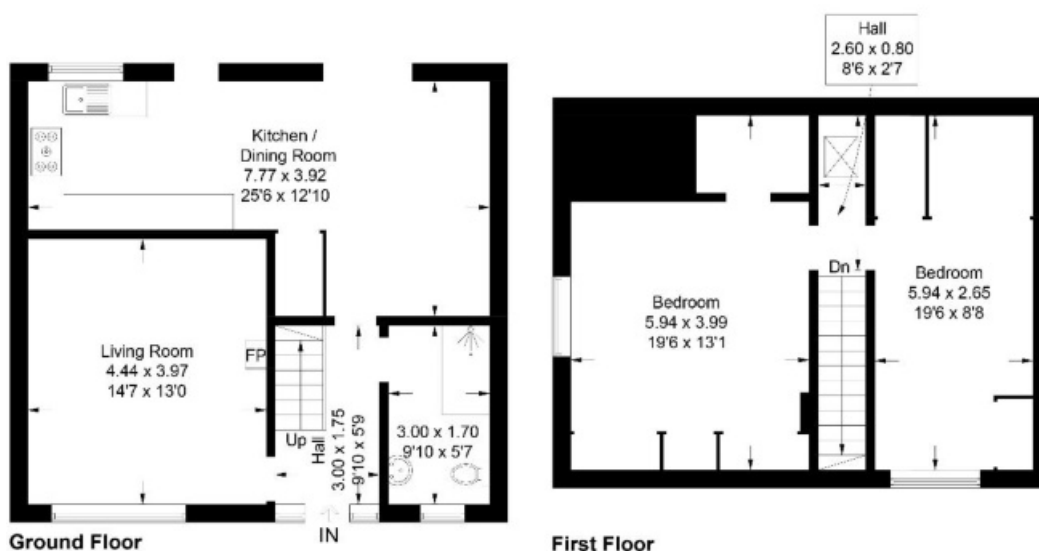


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co.uk (1236255)

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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.