

**Jedburgh**

Call 01835 863202



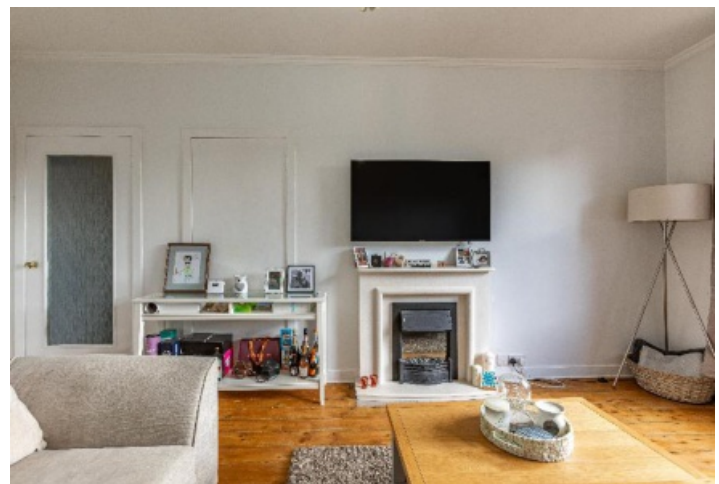
**CULLEN KILSHAW**  
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## 44D Castlegate

Jedburgh, TD8 6BB



Conveniently located just a short stroll from the town centre, 44D Castlegate represents a wonderful opportunity for the first time buyer, small family or those looking to begin or expand their investment portfolio. Decorated in neutral tones throughout, this three bedroom first floor apartment enjoys modern fixtures and fittings throughout whilst allowing a purchaser scope to further personalise the home should they wish. Viewings are considered essential.





# 44D Castlegate

Jedburgh, TD8 6BB

Home Report Valuation  
£105,000

EPC  
B





### Description

Internally, the property extends to a comfortable 90 sqm of fantastic living accommodation, inclusive of the spacious lounge and dining kitchen with exceptional storage facilities as well as the well-appointed shower room. The sleeping accommodation is comprised of three double bedrooms, thoughtfully positioned to allow an abundance of natural light to grace the space. Further benefits include the beautiful outlook to the rear towards the famous Jedburgh Abbey.

Externally, the apartment benefits from shared ownership to the rear communal gardens, which are mostly laid to lawn. Ample on-street parking facilities available to the front on the renowned Castlegate.

### Services

Mains gas, electricity, water and drainage.

### Fixtures & Fittings

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

### Viewings

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

### 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.

### 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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### 44D Castlegate

Approximate Gross Internal Area = 90.0 sq m / 969 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (1239616)

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

Also At:

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Jedburgh,	Tel 01835 863 202
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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.