

**Jedburgh**

Call 01835 863202



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3 Abbey Bridge End, Jedburgh, TD8 6JQ



Located in the heart of the Royal Burgh of Jedburgh, just steps from the iconic Abbey and local amenities, 3 Abbey Bridge End is a well-presented, ground floor B-Listed one-bedroom apartment. Ideally suited to those seeking single occupancy accommodation or a holiday home or rental investment, 3 Abbey Bridge End dates back to the mid-1800s. Accessed from its own front door, property offers an entrance hall, open-plan lounge/kitchen, spacious single bedroom, and adjoining shower room. Externally, it benefits from shared access to communal gardens and ample nearby parking.

Compact, characterful, and superbly located, this is a fantastic opportunity in one of the Borders' most historic towns. Viewing is essential.





## 3 Abbey Bridge End, Jedburgh, TD8 6JQ

Home Report Value  
£55,000.00

### Lending Restrictions

Due to the compact internal floor area of approximately 24 sq.m., this property is unlikely to meet the criteria for traditional mortgage lending. As such, it is best suited to cash buyers or those with alternative funding arrangements in place.

### Viewing Arrangements

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

### Situation

Positioned along the A68, Jedburgh offers excellent access to major road links both north and south, making it well-connected to many of the Borders' key towns and employers. The town itself, with the Jed Water running through its centre, boasts a range of attractions including Jedburgh Abbey, Jedburgh Castle, and the Castle Jail. Residents enjoy a good selection of shops, leisure facilities, and both primary and secondary schooling, all set within the scenic countryside that defines the Borders region.

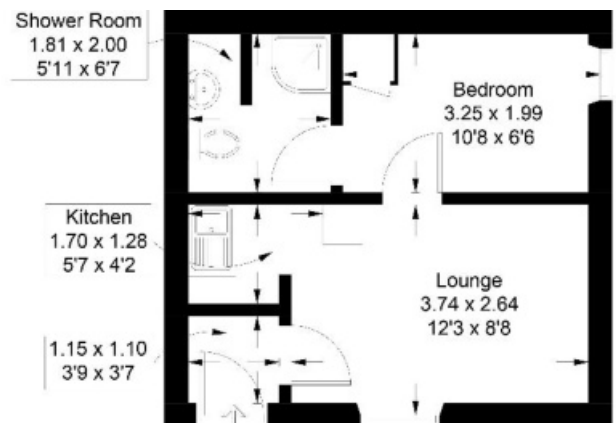
### EPC E

### Fixtures and Fittings

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

### Services

Mains electricity, water and drainage.



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