

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Friars Glen,
The Friars, Jedburgh, TD8 6BN**



Friars Glen is a substantial detached B-listed property extending to approximately 279 sqm, set within generous garden grounds in one of Jedburgh's most sought-after residential locations. Offering five bedrooms, three reception rooms, three bathrooms and two attic rooms, this is a rare opportunity to acquire a home of significant scale and potential in a highly desirable area.

The property is in very poor condition and now requires a comprehensive programme of renovation and modernisation throughout. The Home Report identifies numerous Category 3 items, and prospective purchasers should be fully aware that the level of work required is extensive. As such, the property will appeal primarily to developers, builders, or buyers seeking a full renovation project, with the vision and resources to restore and reconfigure the accommodation to modern standards.

Despite its current condition, Friars Glen offers an excellent footprint and flexible layout, with spacious reception rooms, well-proportioned bedrooms, and additional attic rooms providing further scope for development, subject to the necessary consents.

Externally, the property sits within surrounding garden grounds and benefits from a multi-car driveway, adding to its appeal and long-term potential. The setting, scale, and plot size are increasingly rare within Jedburgh, particularly within such a prestigious address.

This is a challenging but rewarding project, offering the chance to create a standout family home or development in one of the town's most established and desirable areas.



Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£235,000 | EPC: F

Services

Mains gas, electricity, water and drainage.

Fixtures and 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.

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.

Interested in this property?

Jedburgh

Call 01835 863202

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
Tranent,	Tel 01875 611211



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.