

**Jedburgh**  
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SOLICITORS & ESTATE AGENTS

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**Abbotslea,  
5a Abbey Place, Jedburgh, TD8 6BE**



Nestled in a picturesque setting with uninterrupted views towards the magnificent Jedburgh Abbey, Abbotslea is a truly special addition to the market. Beautifully and sympathetically renovated throughout, this charming one-bedroom maisonette presents an exceptional opportunity for holiday let investors, those seeking a second home, or first-time buyers looking for a turnkey property in the heart of the Borders.

Ideally positioned just moments from the town centre and its full range of local amenities, 5 Abbey Place combines convenience with character in an enviable location. The property enjoys a peaceful yet central setting, allowing residents to take full advantage of Jedburgh's independent shops, cafés, restaurants and transport links, all within easy reach.

Internally, the accommodation is thoughtfully arranged over two levels. The entrance hallway leads to a bright and spacious open-plan sitting room, dining area and kitchen - an inviting and sociable space perfectly suited to both everyday living and entertaining. The principal bathroom is also located on this level. Upstairs, the generous double bedroom benefits from a stylish en-suite shower room, creating a comfortable and private retreat. The property offers an impressive overall internal area of 71 sqm.

Presented in true turnkey condition, Abbotslea has been finished to a high standard throughout and has been freshly decorated using Farrow & Ball luxury paint, while featuring exposed feature beams and stone wall, enhancing both the quality and character of the interiors. Contemporary fixtures and fittings are complemented by an abundance of natural light and excellent internal storage solutions.

Low-maintenance yet rich in charm, with a small planted area leading to the private main door, Abbotslea represents an ideal purchase for those seeking a beautifully finished home, holiday retreat or investment property in one of the Scottish Borders' most picturesque settings.

## Abbotslea

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft

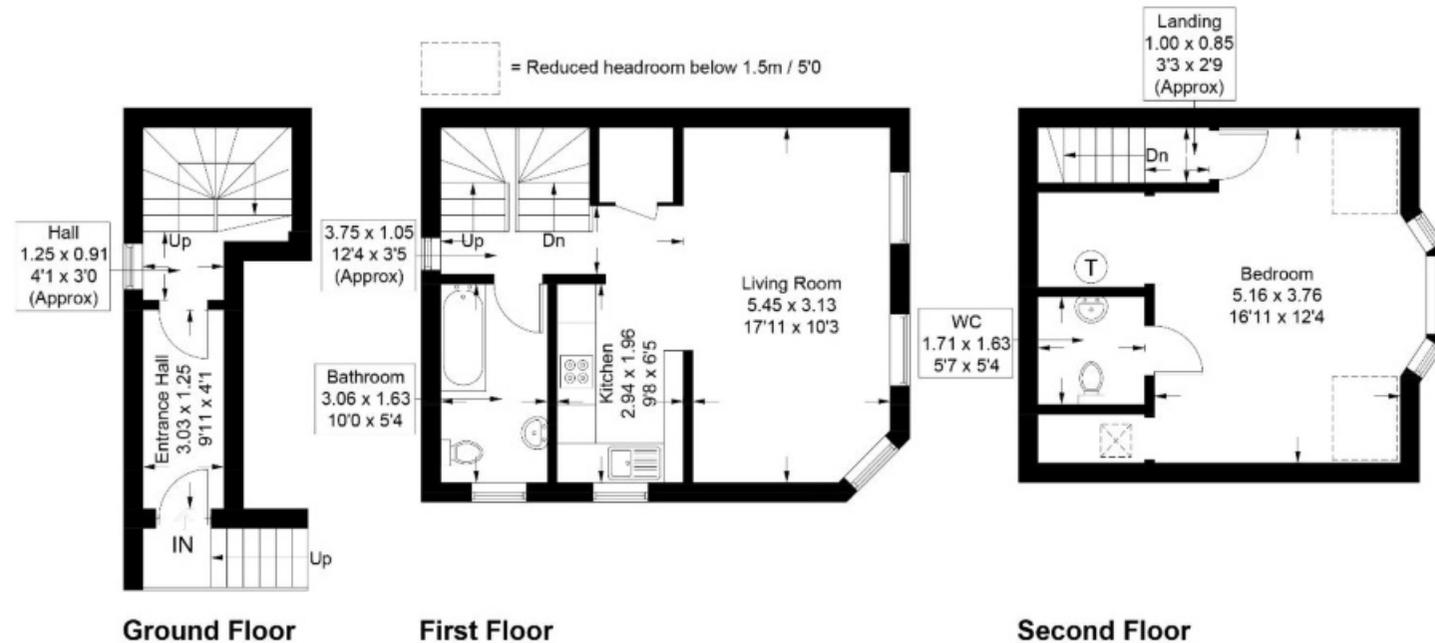


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280151)

### 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

£100,000 | EPC: E

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings (including integrated oven/hob, fridge/freezer, washing machine and dishwasher), 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.

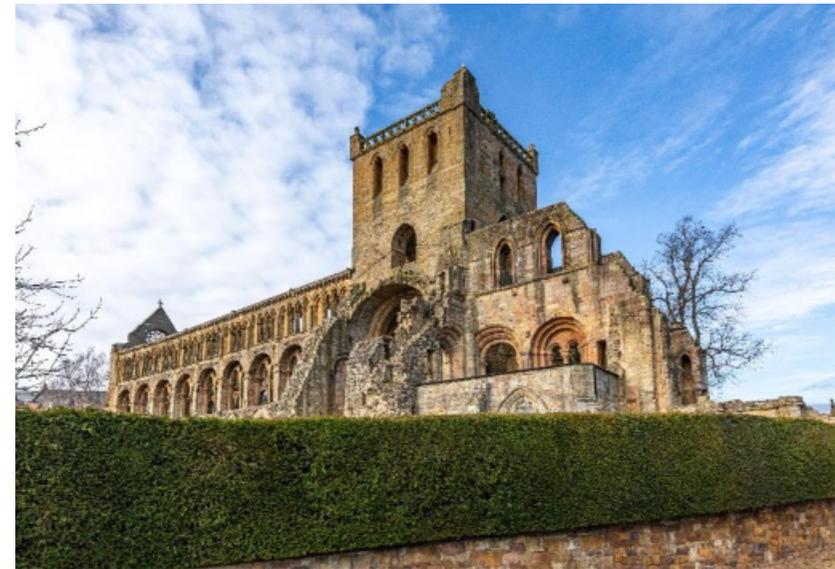
Interested in this property?  
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Call 01835 863202

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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.