

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**8 Upper Bongate Gardens,  
Jedburgh, TD8 6DZ**



Tucked away in a peaceful corner of Jedburgh, this charming two-bedroom upper quarter house offers 56sqm of thoughtfully arranged living space, combining comfort and practicality in a light-filled setting. Accessed via its own private entrance, the home welcomes you into an airy interior where modern finishes meet a warm, inviting atmosphere.

The recently updated bathroom is sleek and contemporary, finished in neutral tones that create a calm, relaxing space. The accommodation is versatile, making it an ideal choice for first-time buyers, anyone looking to downsize, or investors seeking a property with a strong rental history.

Externally, the property benefits from a generous side garden, predominantly laid to gravel and patio, offering low-maintenance convenience while also providing space for outdoor dining, relaxing, or enjoying a touch of greenery. The garden's practical layout makes it easy to personalise or maintain, enhancing the home's overall appeal while offering additional storage by way of the timber built shed. Parking is straightforward, with convenient spaces close by.

With its combination of smart interior space, a functional garden, and proximity to Jedburgh town centre, this property is a comfortable, practical, and inviting home.

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Approximate Gross Internal Area = 56.0 sq m / 603 sq ft

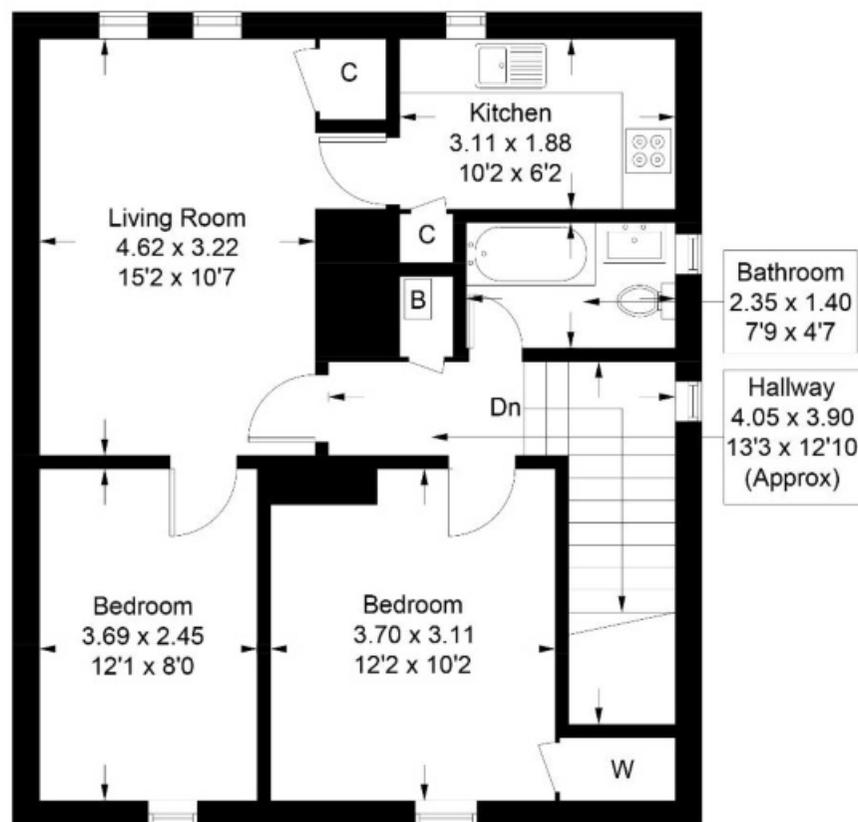


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283095)

### 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

£95,000 | EPC: C

### 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:

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