Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS
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12 Headrig, Jedburgh, TD8 6HP

Situated within an established residential area of Jedburgh, 12 Headrig presents a first-floor flat offering a well-lit and comfortable living space. Forming part of a purpose-built block of four, the property provides a traditional layout comprising a lounge, kitchen, two bedrooms and bathroom, extending to approximately 58m².

The interior would benefit from some modernisation and cosmetic updating, offering an excellent opportunity for buyers wishing to put their own stamp on the property without undertaking major structural works.

Externally, the flat enjoys a private rear garden, providing a generous outdoor space with plenty of potential for enhancement. Access is gained via three small steps leading to an internal staircase, and on-street parking is available close by.

Positioned within easy reach of Jedburgh's town centre, shops and local amenities, the property offers strong appeal for first-time buyers, investors or those looking for a manageable project in a convenient location.

Viewing is highly recommended.

12 Headrig, Jedburgh, TD8, 6HP

Approximate Gross Internal Area = 58.65 sq m / 631 sq ft

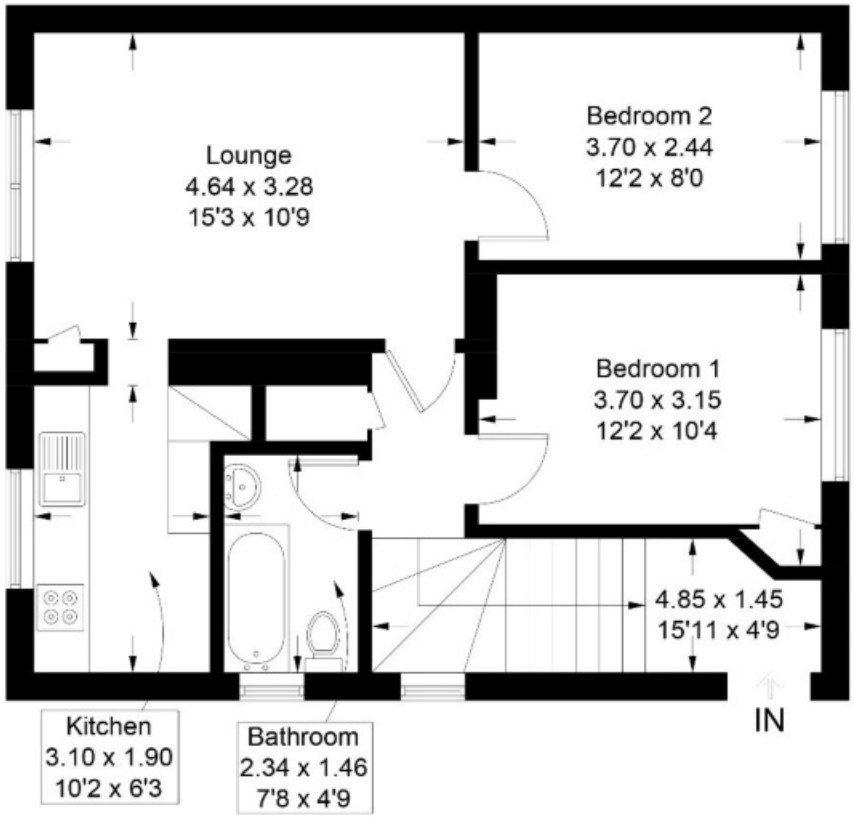

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291860)

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
£75,000 | 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.

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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

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.