

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**1 Queen Mary's Buildings,
Queen Street, Jedburgh, TD8 6EW**



Set within one of Jedburgh's most historic and picturesque spots, 1 Queen Mary's Building is a wonderfully charming 108sqm townhouse offering generous accommodation across three levels and outlooks that are rarely found.

Entered from street level, the ground floor provides practical storage space and the stairway to the main living areas.

On the first floor, a bright and inviting lounge features a log-burning stove and dual-aspect windows overlooking Queen Mary's Gardens - a truly special backdrop. A spacious dining kitchen sits just across the landing, along with a flexible fourth bedroom/study, ideal for home working or guest use.

The second floor offers three double bedrooms and a well-proportioned family shower room, all filled with the character and charm expected of a period home.

While the property would benefit from some sympathetic renovation and modernisation, its original features, generous proportions and exceptional views give it enormous potential to become a truly standout home.

Externally, residents enjoy a shared enclosed rear garden and the added advantage of off-street parking within the residents' car park to the rear - a rare benefit in such a central location.

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Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

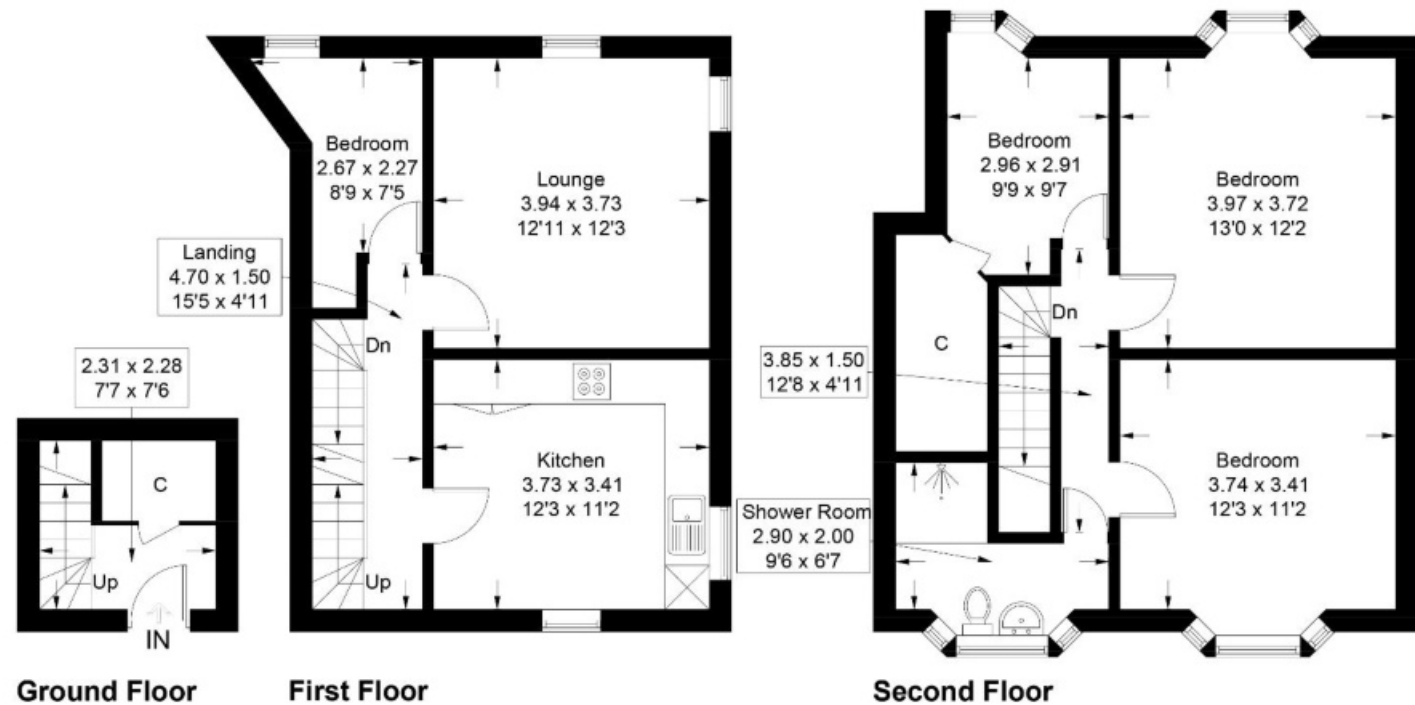


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302208)

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

£120,000 | EPC: D

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,
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Phone: 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
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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.