



**8 Abbey Bridge End, Jedburgh, TD8 6JQ**

*“A well-presented first floor dwelling, located close to the iconic  
Jedburgh Abbey”*

**ACCOMMODATION**

Entrance Hall, Living Room, Kitchen, Bedrooms 1 and 2, Bathroom

**Guide Price £80,000**



## WELCOME TO

### OVERVIEW

8 Abbey Bridge End is a compact well-presented two bedroom first-floor flat located adjacent to Jedburgh Abbey, the historic Abbey Bridge and the Jed Riverside Path. The property is within close walking distance of the historic town centre and local amenities. There is easy access to the A68, providing direct routes to Edinburgh and Newcastle. The size and location of this dwelling lend itself to both owner occupiers and the short term rental market.

### THE TOUR

This first-floor property is accessed by a generous spiral communal staircase.

The entrance hallway, with cloakroom storage, leads directly into the living room, the heart of the property, from which all other accommodation is accessed. The dual aspect living room has a view over the Abbey entrance towards the Jedburgh Town Hall to the north. The kitchen and bedroom one both have views south over the garden and the Jed Water. Bedroom one also has a view of Jedburgh Parish Church. The compact kitchen has an electric hob and oven, space for a washing machine and breakfast bar seating two. Bedrooms one and two both have built in storage.

The fully tiled bathroom, combining blue and neutral tiles, has an over bath electric shower.

This property is presented in excellent decorative order and has electric heating. All windows are timber sash and case.





## 8 ABBEY BRIDGE END

### OUTSIDE

8 Abbey Bridge End has a mature, well maintained communal garden combining gravel paths and shrub planting. The garden is secluded, south facing and in an idyllic location adjacent to and overlooking the Jed Water. There is a patio with seating for 6, a communal bin storage area and clothes drying area. On street parking is available nearby.

### THE AREA

This property is located very close to Jedburgh Town Centre and is easily accessed from the A68, especially from the south. It is in an ideal location for recreation being close to the Jed Riverside Path and park.

Jedburgh is a traditional town with independent shops, cafes and restaurants and is home to Jed Forest rugby team. It is a destination on the Borders Abbeys Way, a long distance walk connecting magnificent ruined abbeys. This property is located next to Jedburgh Abbey and is a short walk to other historic attractions within the town such as Mary Queen of Scots House and Jedburgh Castle Jail and Museum.

8 Abbey Bridge End in an ideal location for sustainable travel with Jedburgh Bus Station being located nearby. There are direct bus services to nearby towns, Galashiels Transport Interchange (service 68) and to Tweedbank Train Station.





## 8 ABBEY BRIDGE END

### what3words

///protester.koala.battle

**COUNCIL TAX** - Band A

**EPC RATING** – D60

### SERVICES -

The property benefits from mains electricity, water and drainage systems.



### ABOUT TAIT'S

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

Approx. Gross Internal Area = 50.9 sq m / 548 sq ft

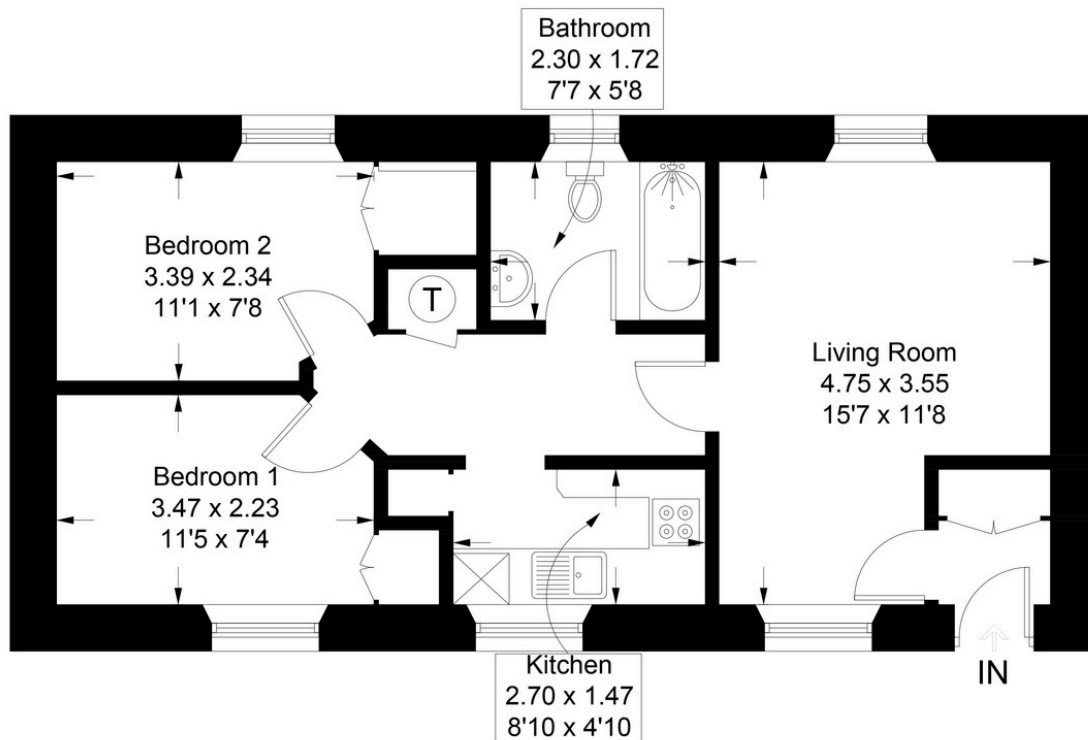


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300921)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.