

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**34 Headrig,
Jedburgh, TD8 6HP**



Situated in a popular residential area of Jedburgh, 34 Headrig is a well-proportioned three-bedroom semi-detached home offering generous accommodation, excellent outdoor space and strong potential for families and first-time buyers alike.

Extending to around 102 sq.m, the property features an entrance hallway, a spacious living room and a bright kitchen/diner on the ground floor. The living room was previously divided to create a fourth bedroom; the stud wall was later removed to form a larger reception space, but this could easily be reinstated should a buyer wish to restore a four-bedroom layout.

Upstairs, the first floor provides three comfortable bedrooms and a family bathroom. A useful cellar offers valuable additional storage.

Externally, the home enjoys large, well-tended gardens to the front, side and rear, along with off-street parking on the driveway - a sought-after feature in this area. Built around the 1950s and altered internally at later dates, the property sits within a friendly neighbourhood close to local amenities, schools and transport links.

A spacious and adaptable home in a desirable location, 34 Headrig offers excellent potential for those looking to make their mark.

34 Headrig, Jedburgh, TD8 6HP

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft

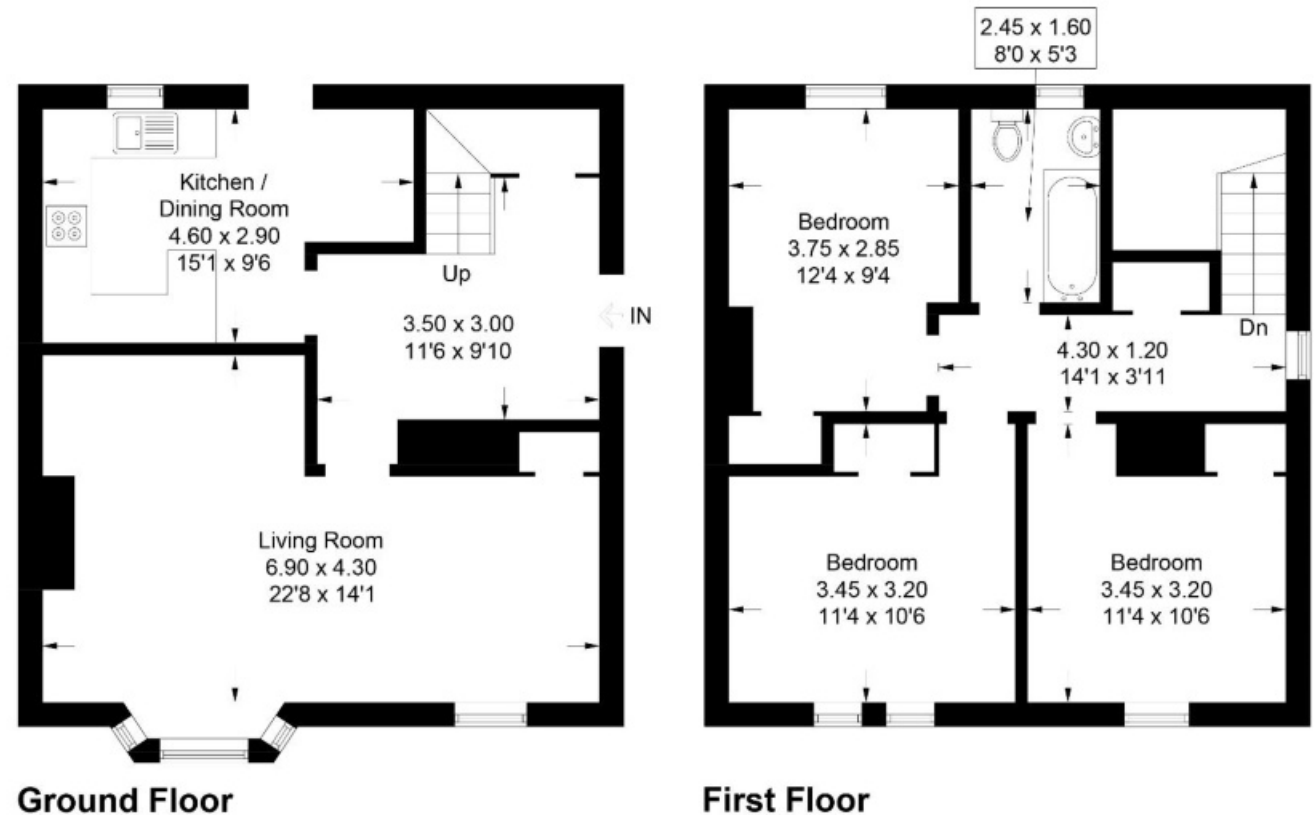


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305338)

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

£155,000 | 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

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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
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Kelso,	Tel 01573 400 399
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Selkirk,	Tel 01750 723 868
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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.