

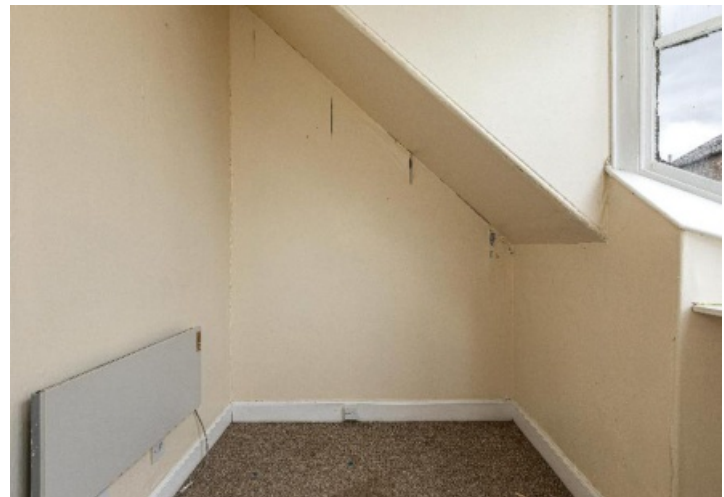
Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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



Set within one of the most historic and picturesque pockets of Jedburgh, 7 Queen Mary's Buildings presents a rare opportunity to acquire a characterful three-bedroom upper floor flat with outstanding potential.

Forming part of the distinguished Queen Mary's Buildings, a Category C listed terrace dating from the late 19th century, the property retains a wealth of period charm including traditional stone construction, sash and case windows, and attractive architectural detailing typical of the era.

Occupying an upper position, the accommodation is arranged over two levels, offering generous and flexible living space throughout. The layout comprises three bedrooms, a spacious living area, kitchen, a family bathroom, and a separate WC. The property is in need of substantial renovation works, providing an ideal blank canvas for investors, developers, or buyers seeking to create a bespoke home tailored to their own specification.

Externally, the building enjoys a prime position on Queen Street, immediately adjacent to the renowned Mary Queen of Scots House - a 16th-century historic landmark and visitor attraction - placing the property at the heart of Jedburgh's rich heritage setting.

Despite its central location, the setting offers a peaceful atmosphere, with easy access to local amenities, independent shops, and scenic surroundings that make Jedburgh a highly desirable Borders town.

Offered at a competitive and attractive price point reflective of the works required, this is a rare opportunity to secure a period property with significant upside potential in a sought-after historic location.

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Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

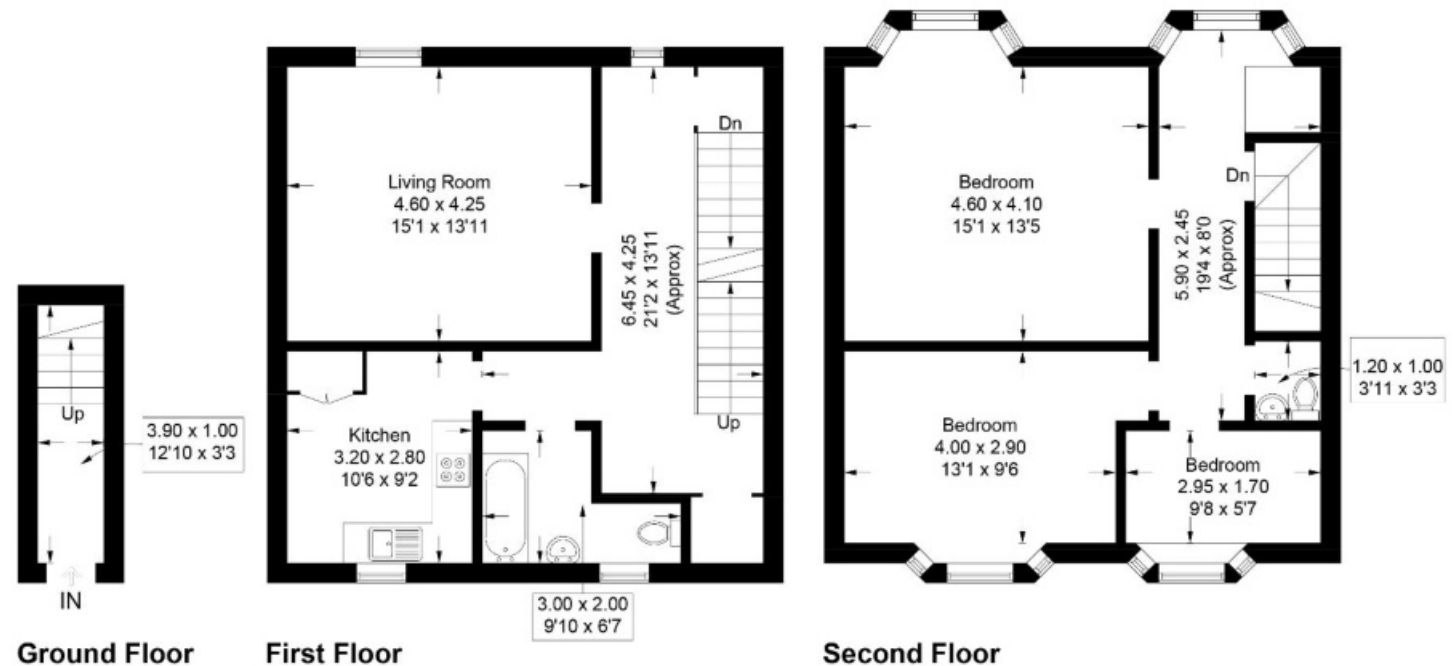


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317245)

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

£85,000 | EPC: B

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:

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.