

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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85 Castlegate, Jedburgh, TD8 6BD



Set within one of Jedburgh's long-established residential streets, this traditional mid-terraced villa offers an exciting opportunity for buyers seeking a characterful home to renovate and truly make their own. Arranged over three levels - ground floor, first floor and attic - the five bedroom, two bathroom property is Category C listed and carries an impressive history, with an approximate age of 275 years.

Although now tired and in need of a programme of refurbishment, the scale, layout and original charm of the home present a remarkable canvas for transformation. With a gross internal floor area of around 141m², the accommodation provides generous proportions throughout.

One of the standout features of this property is the exceptional rear garden, extending over a large, tiered and sloping area. Currently laid to paving, lawn and bedding, the grounds are already rich in character - and with thoughtful landscaping, they have the potential to become truly stunning. A burn lies beyond the rear boundary, adding a natural, picturesque backdrop.

The garden also includes a timber summer house and workshop, offering scope for creative outdoor uses. Attached external stores to the rear of the property provide further practical space.

While renovation is required throughout, this home represents a rare opportunity to restore a historic Jedburgh property to its full glory. The combination of generous accommodation, exquisite garden grounds and a conservation-area setting makes it an exceptional project for the right buyer.

Accommodation

The ground floor comprises an entrance vestibule, hallway, lounge and kitchen.

On the first floor, a landing leads to a bedroom with en-suite shower room, two further bedrooms and an additional shower room.

The attic level offers a landing and two further bedrooms - ideal for reimagining as studio spaces, guest rooms or home offices.

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Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318043)

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

£190,000 | 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.

Interested in this property?
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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