

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7 Headrig, Jedburgh, TD8 6HP



Positioned within a popular residential area of Jedburgh, this well-presented two bedroom upper quarter house offers spacious accommodation, private outdoor space and off-street parking, making it an ideal purchase for the first time buyer, downsizer or investor.

Occupying the first floor of a traditional four-in-a-block development, the property extends to approximately 57 sq m and benefits from a practical and well-balanced layout. Internally, the home is decorated in warm, welcoming tones throughout, creating a comfortable living environment ready to move into.

The accommodation comprises a private entrance hallway with staircase leading to the first-floor landing, a generous living room with space for both relaxing and dining, a fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys the advantage of a private driveway providing off-street parking. To the rear, there is a private garden designed for low maintenance enjoyment, incorporating a lawn area, decked seating space and useful external storage. A shared pathway provides access through the rear grounds.

Built circa 1950 and located within easy reach of local shops, schooling and transport links, this former local authority property represents an excellent opportunity for first-time buyers, downsizers or investors seeking a property with strong practical appeal and private outdoor space.

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Approximate Gross Internal Area = 57.0 sq m / 613 sq ft

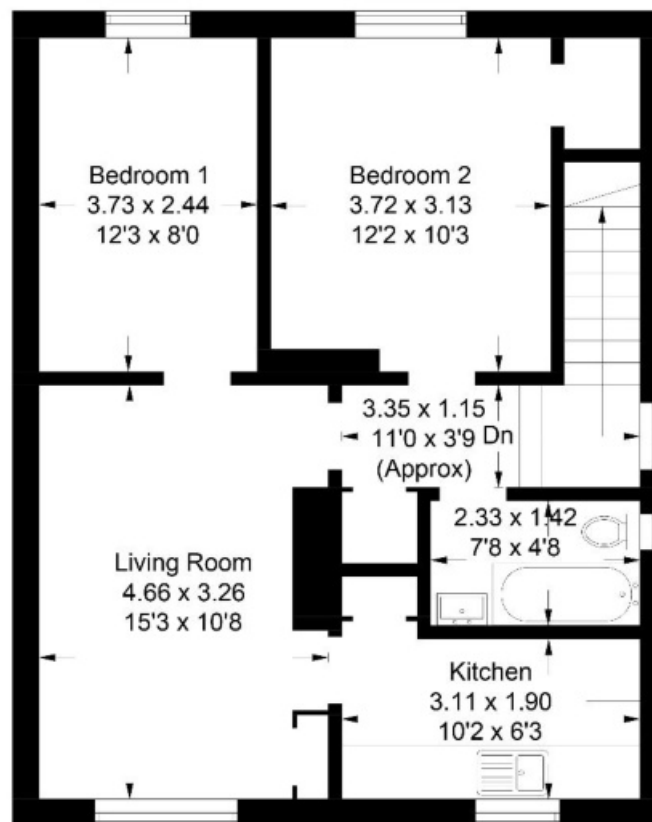


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335900)

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

£90,000 | 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?
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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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.