

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Allerley Brae, Jedburgh, TD8 6JL



A spacious and versatile family home enjoying a peaceful position within a desirable residential area of Jedburgh.

Nestled within the established Allerley Brae development, 1 Allerley Brae presents an excellent opportunity to acquire a generous family home offering well proportioned accommodation and a highly convenient location for access to the town's amenities, schools and transport links.

The property provides bright and flexible living space designed to accommodate modern family life, with well sized public rooms creating comfortable areas for both everyday living and entertaining. The bedroom accommodation is equally impressive, having been extended in 2020/21 1 Allerley Brae offers five well proportioned bedrooms - ample space for growing families, home working requirements or visiting guests.

Externally, the property continues to impress with a generous and well maintained garden offering an excellent balance of practicality and outdoor enjoyment. The enclosed side garden is predominantly laid to lawn, complemented by attractive patio areas that provide the perfect setting for outdoor dining, entertaining and relaxing throughout the warmer months. A private multi car driveway is also located to the rear of the property, providing convenient off street parking.

Combining generous accommodation, a sought after location and excellent family appeal, 1 Allerley Brae offers a fantastic opportunity for purchasers seeking a well proportioned home within one of the Scottish Borders' most historic and attractive towns.

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Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340188)

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

£270,000 | 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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Jedburgh, TD8 6DQ
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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.