

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Richmond House

12 Richmond Row, Jedburgh, TD8  
6ET

**Offers Over £190,000**



Recently refurbished throughout, Richmond House, 12 Richmond Row, is a stunning addition to the sales market in Jedburgh. The three-bedroom, traditionally constructed home boasts beautiful river frontage, spans over three floors and offers a wonderfully spacious accommodation. Presented in turnkey condition, 12 Richmond Row is graced with modern fixtures and fittings throughout and would ideally suit the family or investor.



# Richmond House

12 Richmond Row, Jedburgh, TD8 6ET

Offers Over £190,000



**Location:**

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

**Description:**

Extending to a generous 107sqm, Richmond House internally comprises an entrance hallway, living room, dining kitchen and large store cupboard on the ground floor with stairs leading to the first bedroom and sun room on the half landing. Moving to the upper level, the property offers two very well proportioned double bedrooms, inclusive of a high degree of built-in storage facilities and a newly fitted shower room.

Externally, the home enjoys gardens to the front, side and rear that are mostly laid to lawn and patio with designated areas for shrubs and flowerbeds. The garden grounds to the rear can be easily accessed from the sunroom at half landing and terrace over three levels. Viewings are considered essential to fully appreciate.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains electricity, water and drainage.

**EPC:**

E

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

**Home Report Value:**

£190,000.00

**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.



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### Richmond House, 12 Richmond Row, Jedburgh, TD8 6ET

Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1046499)

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

|             |                       |
|-------------|-----------------------|
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| Jedburgh,   | Tel 01835 863 202     |
| Hawick,     | Tel 01450 3723 36     |
| Kelso,      | Tel 01573 400 399     |
| Melrose,    | Tel 01896 822 796     |
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| Annan,      | Tel 01461 202 866/867 |

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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.