

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**20 Queen Street,**  
Jedburgh, TD8 6DN

**Offers Over £140,000**



Occupying the first and upper floors, 20 Queen Street offers wonderfully proportioned accommodation to the new buyer. Located within the heart of Jedburgh, the four-bedroom maisonette enjoys a bright, versatile layout and would be the ideal purchase for the first time buyer, investor or the family. Viewings are considered essential to fully appreciate



## 20 Queen Street,

Jedburgh, TD8 6DN

Offers Over £140,000



**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:**

Constructed an approximate 130 years ago, and accessed via a communal stair, 20 Queen Street extends to a generous 133sqm and internally comprises an entrance hallway, lounge, dining kitchen, shower room and a double bedroom on the living floor. Upon the upper floor, the space offers three further double bedrooms and bathroom, all of which benefit from an abundance of attractive features, inclusive of the large windows that allow a cascade of natural light through multiple aspects. Externally, the property enjoys generously proportioned garden grounds to the rear, mostly laid to lawn these grounds could be landscaped to offer a most attractive, private haven to the new buyer.

**Fixtures and Fittings:**

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

**Services:**

Mains gas, 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:**

£140,000.00

**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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## 20 Queen Street, Jedburgh, TD8 6DN

Approximate Gross Internal Area = 161.1 sq m / 1734 sq ft

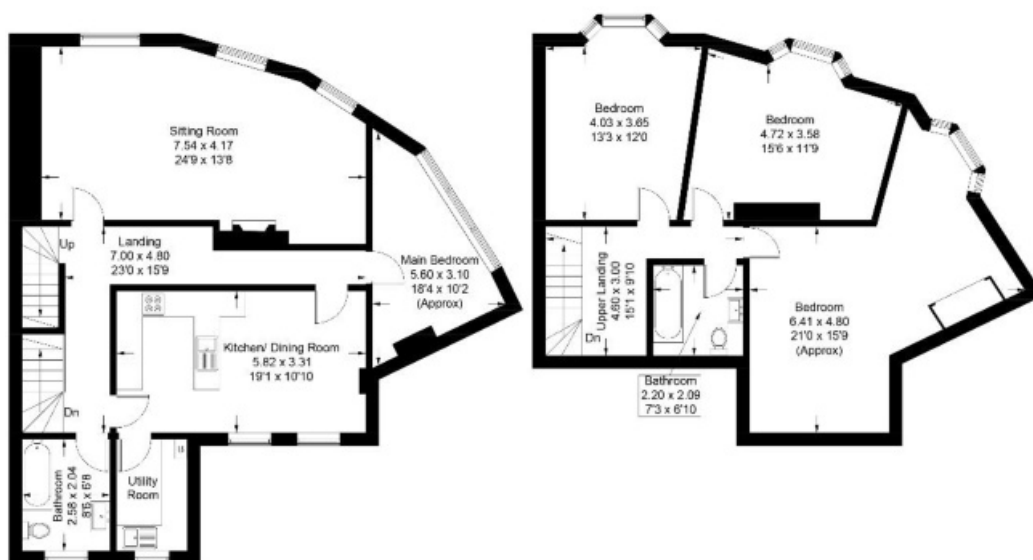


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4u@bt.com © (1D1103652)

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Jedburgh, TD8 6DQ  
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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
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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.