

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 67 Castlegate, Jedburgh, TD8 6BD

**Offers Over £280,000**



Occupying a prime position on the ever sought after Castlegate, no.67 brings an extremely exciting opportunity to the buyer. Adorned with a stone sculpture of Turnbull's Bull, the façade of the townhouse exudes character and historical charm whilst having been sympathetically renovated throughout to provide extensive, versatile accommodation. Ideal for the family, or those in need of a home that can support a working from home lifestyle, this five-bedroom house needs to be viewed to be fully appreciated.



## 67 Castlegate,

Jedburgh, TD8 6BD

Offers Over £280,000



**Description:**

Extending to 129sqm the beautiful home internally comprises an entrance hallway, lounge with multi-aspect windows, and a well laid out dining kitchen and WC on the ground elevation, the property offers bright and spacious living accommodation to the new buyer. Moving to the first floor, 67 Castlegate offers three well-proportioned bedrooms and the family bathroom; while the second floor comprises a further two double bedrooms.

Externally, the dwelling enjoys off street parking to the front by way of a private driveway, as well as most enchanting, extensive gardens to the rear. Comprising a mix of hard and soft landscaping, the tranquil space enjoys high levels of privacy and has been designed to accommodate family life and socialising, with areas of lawn and enclosed playgrounds, as well as multiple seating and dining areas throughout. Furthermore, the cottage style garden provides scope for self sufficiency and includes a vegetable garden, fruit trees and bushes, outbuildings and reaches down to the Glen offering the opportunity to enjoy relaxing in nature.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. 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.

**EPC:**

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**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.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings including the range cooker and all integrated appliances, washing machine/dryer, fridge freezer and dish washer, 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.

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### 67 Castlegate, Jedburgh

Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft

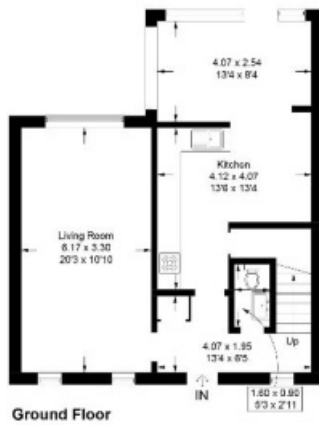


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (11116565)

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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
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Melrose,	Tel 01896 822 796
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