

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**18/1 High Street,  
Jedburgh,**  
TD8 6AG

**Guide Price £125,000**



Graced with modern charm which incorporates original period features inclusive of high ceilings and ornate corncicing, 18/1 High Street is a stylish, well-proportioned three-bedroom apartment within the heart of Jedburgh. Situated in an elevated position with an abundance of natural light cascading throughout, the property should appeal to anyone looking to settle in the area. 18/1 High Street is also in close proximity the family run shops and cafes below with all local amenities and travel links readily available nearby.



# 18/1 High Street, Jedburgh,

TD8 6AG

Guide Price £125,000



**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:**

Situated on the first floor of a purpose built tenement, the property internally comprises of the entrance hallway, living room, modern fitted kitchen/diner, two double bedrooms, a further bedroom and the family bathroom. There is a wealth of storage facilities throughout and the property would be ideally suited to the first time buyer, small family or rental investor. Externally, parking is available to the rear of the building. 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 gas, electricity, water and drainage.

**EPC:**

D

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Home Report Value:**

£125,000.00

**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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### 18/1 High Street, Jedburgh

Approximate Gross Internal Area = 84.8 sq m / 913 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D98901)

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

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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.