

**Jedburgh**

Call 01835 863202



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Beech Walk,

Jedburgh, TD8 6JE



Welcome to this beautifully presented detached family home, offering a perfect blend of space, style, and comfort in one of Jedburgh's most desirable residential areas. Nestled on the peaceful outskirts of the historic Royal Burgh, this impressive property—built in 2005—provides an exceptional standard of living with plenty of room for the whole family to grow and thrive. From its generous proportions to its modern finish, every aspect of this home has been thoughtfully designed to meet the needs of contemporary family life, creating a truly special place to call home.





## 2 Beech Walk,

Jedburgh, TD8 6JE



**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 182 sqm, the property is ideally suited for families, boasting four double bedrooms, two reception rooms, and four well-appointed bathrooms. The layout has been thoughtfully designed to accommodate both relaxed family living and entertaining, with modern fixtures and fittings throughout.

The home is complemented by a large surrounding garden that includes an easily maintained patio and lawn—perfect for outdoor gatherings—as well as a spacious multi-car driveway for added convenience.

With a Home Report showing all Category 1 findings, this is a rare opportunity to secure a move-in-ready home in one of Jedburgh's most sought-after locations.

**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:**

C

**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:**

£435,000.00

**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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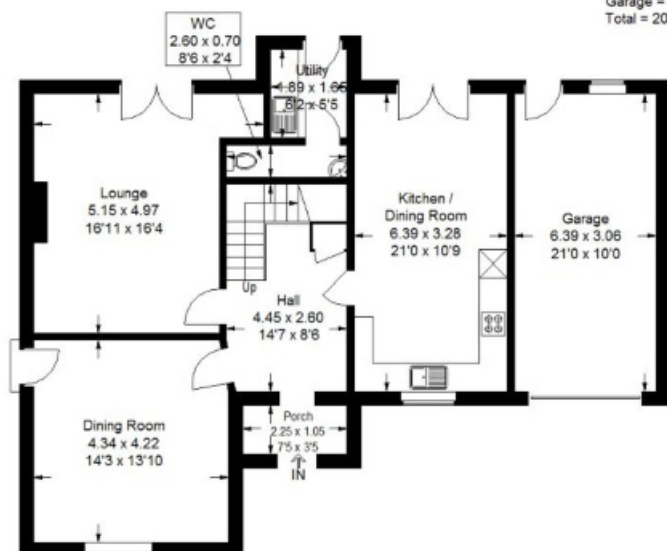




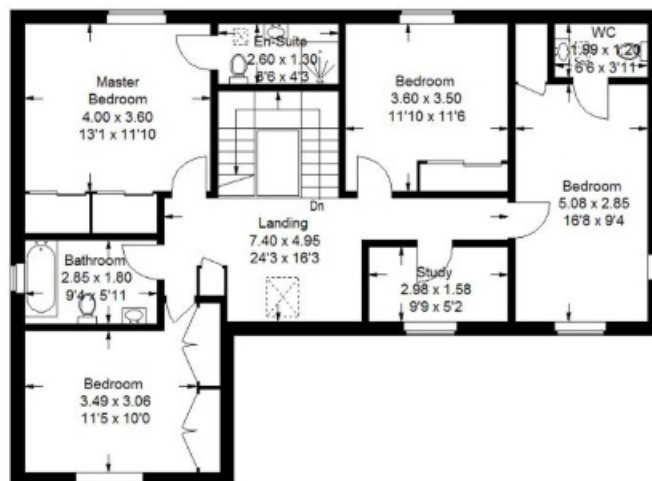


## 2 Beech Walk

Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft  
Garage = 19.9 sq m / 214 sq ft  
Total = 204.2 sq m / 2198 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1190765)

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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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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.