

**Jedburgh**

Call 01835 863202



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**21 Allerley  
Crescent,**  
Jedburgh, TD8 6JX



A fantastic opportunity to acquire a well-maintained three-bedroom end-terraced home, ideally located in a popular residential area of Jedburgh. Spaciously laid out and extending to approximately 95sqm, this property offers generous living accommodation and excellent potential for modernisation. While some cosmetic updates may be desired, the property is in good overall condition, making it perfectly suitable for comfortable living while renovation work is carried out over time.





## 21 Allerley Crescent, Jedburgh, TD8 6JX

**Lending & Construction Note - Restrictions Apply:**  
The property is of a non-traditional construction type, known as Cruden Rural. While this type is generally considered acceptable by most mortgage lenders, it is important to note that spray foam insulation has been applied internally to the roof surfaces and to the gable wall.

As spray foam insulation is commonly deemed unsuitable by the majority of lenders, this property does not meet standard mortgage lending criteria. As such, this property will not be suitable for purchasers requiring mortgage finance, and is therefore more appropriate for cash buyers or those with alternative funding arrangements.





**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:**

The ground floor comprises an entrance hallway, a bright and welcoming lounge, a dining kitchen, and a shower room. Upstairs, there are three well-proportioned double bedrooms along with convenient built-in storage.

Externally, the home enjoys beautifully maintained garden grounds, mostly laid to lawn and patio, with designated seating areas—ideal for young families, pet owners, or those who enjoy outdoor living. Parking is readily available via a private off-street driveway as well as on-street spaces.

Early viewing is highly recommended to appreciate the space, setting, and potential this home has to offer.

**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 Jedburgh on 01835 863202.

**Home Report Value:**

£80,000.00

**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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## 21 Allerley Crescent, Jedburgh, TD8 6JX

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1247648)

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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.