

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**The Studio,
The Friars, Jedburgh, TD8 6BN**



Tucked away in one of Jedburgh's most sought-after streets, The Studio is a generously proportioned four-bedroom, one-and-a-half storey home offering tremendous potential for transformation. Set in a private, elevated position, the property enjoys lovely views over the town and surrounding countryside, while being just moments from all local amenities.

Extending to around 103 sq.m., the internal layout comprises a welcoming entrance hallway and a bright open-plan living room, kitchen, and dining area on the ground floor. The upper level hosts four bedrooms, the family bathroom and a separate WC, with access to the rear garden also available from this level.

While the property offers a fantastic canvas for renovation, prospective buyers should note that a significant degree of modernisation is required throughout. The Home Report identifies a number of Category 3 findings, particularly relating to dampness, flooring, and window condition. However, the potential to restore and enhance this home is substantial, making it an ideal project for those looking to create something truly special.

Externally, the home features generously sized garden grounds, mainly laid to lawn, as well as terraced seating areas, a private driveway, and a single garage, offering ample off-street parking.

Perfect for buyers seeking a rewarding renovation opportunity in a highly desirable location, viewing is essential to fully appreciate the scope and setting of this unique property.

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Approximate Gross Internal Area = 106.59 sq m / 1147 sq ft
(Including Single Garage)

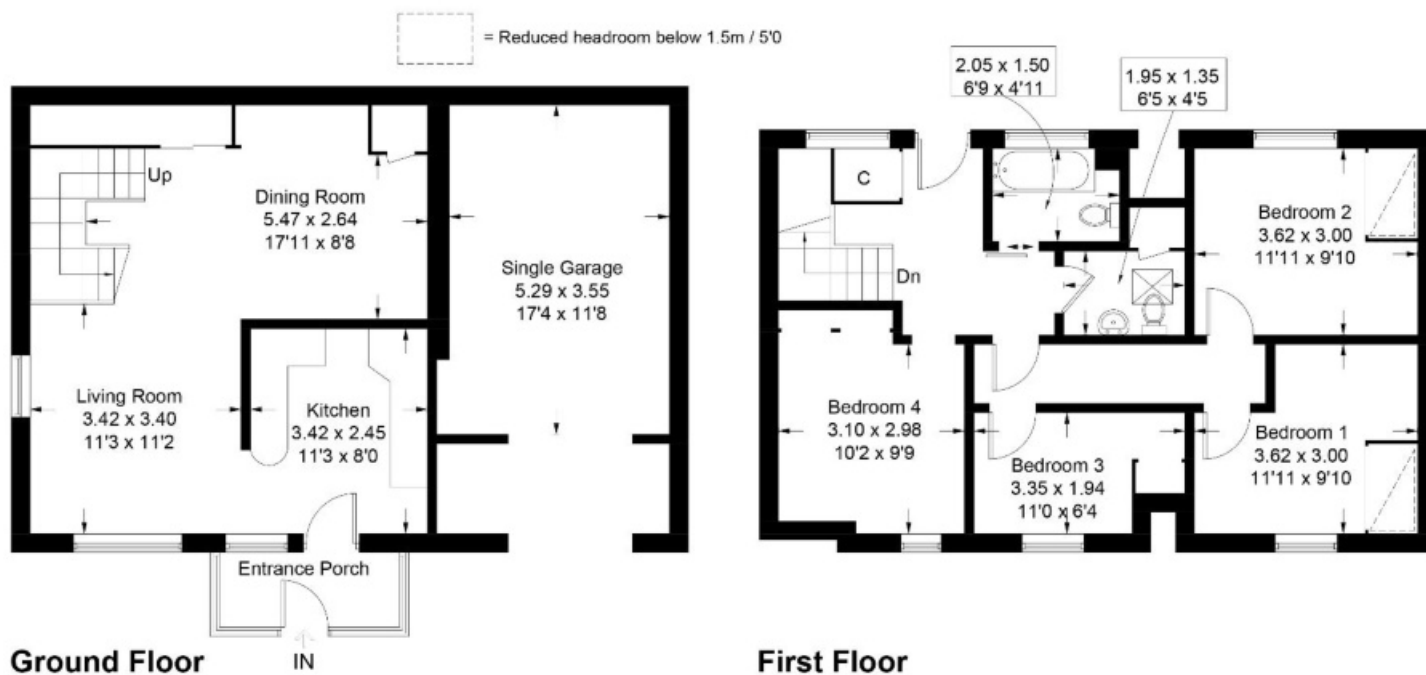


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247972)

Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£230,000 | EPC: D

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

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.

Interested in this property?
Jedburgh
Call 01835 863202

38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
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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
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



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.