

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**10 Boundaries,
Jedburgh, TD8 6EX**



Set within a rarely available and desirable area of Jedburgh, 10 Boundaries is a truly unique and characterful three-bedroom apartment offering an abundance of space, charm, and versatility. With its own private entrance and spanning the footprint of what was once two separate properties, this impressive home now presents as a generously proportioned single-level apartment – ideal for a range of buyers including first-time purchasers, rental investors, or families.

The property benefits from two access points and opens into a spacious U-shaped hallway, from which all principal rooms flow. The layout includes a bright and comfortable lounge, well-appointed kitchen, family bathroom, and three well-proportioned bedrooms – all complemented by a high level of built-in storage throughout.

Having recently undergone redecoration and new carpeting, the apartment is presented in move-in condition, further enhanced by the installation of a new boiler. Despite the updates, there remains ample opportunity for a new owner to add their own personal touch and further enhance the property to their taste.

Externally, residents enjoy shared use of a communal enclosed garden, mainly laid to patio – ideal for low-maintenance outdoor living – along with three private coal houses providing excellent additional storage.

Rarely does a property of this size and character come to market in this location. Early viewing is highly recommended to fully appreciate the space, charm, and potential that 10 Boundaries has to offer.

10 Boundaries

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft

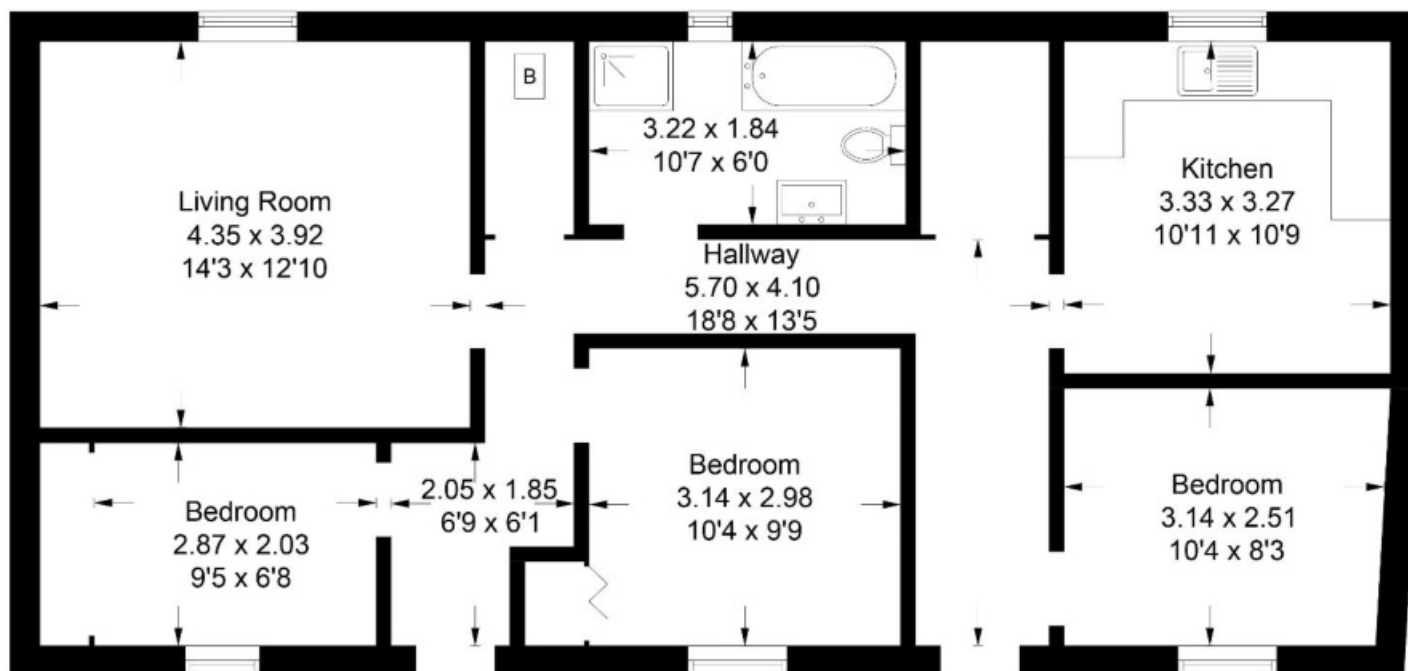


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250046)

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

£105,000 | EPC: C

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

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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
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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.