

Jedburgh

Call 01835 863202



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4 Prince Charlie's House, Castlegate, Jedburgh, TD8 6AU



Situated in the heart of the historic town of Jedburgh, 4 Prince Charlie's House offers a unique blend of period charm and modern comfort. Originally constructed around 1690, this first-floor apartment has been thoughtfully modernised over the years to create a home that balances its rich history with contemporary living. Extending to approximately 56sqm, the property is presented in turnkey condition, decorated in neutral tones that provide a warm and welcoming ambiance throughout.



4 Prince Charlie's House, Castlegate, Jedburgh, TD8 6AU

Energy Performance:

While the current EPC rating is E, the verified running costs of this home are more efficient than indicated in the report. The Energy Performance Report estimates a cost of £6,420 over 3 years, but the actual running cost is £4,320 over the same period. This efficiency is largely attributed to the installation of new high-retention Dimplex Quantum heaters and the addition of secondary glazing, both of which contribute significantly to reducing energy consumption.



Location:

Jedburgh, located along the A68, offers easy access to key towns and employers in the region, with major road links to both the north and south. The town features attractions like Jedburgh Abbey, Castle, and Jail, along with a variety of shops, leisure facilities, and schools. Surrounded by the scenic countryside the Borders is known for, it's a charming place to live.

Description:

The accommodation includes a spacious entrance hallway, a bright living room, two generously-sized bedrooms, a well-appointed kitchen, and a contemporary bathroom. The living room is particularly notable, with a fascinating historical connection – it is believed to have once served as Prince Charlie's bedroom during his time in Jedburgh, adding a unique touch of history to this already charming home.

Residents benefit from a shared drying green, and on-street parking is conveniently available nearby.

Whether you're drawn to its historical charm or its modern amenities, 4 Prince Charlie's House presents a unique opportunity to experience the character of Jedburgh. This property is perfect not only for those seeking a personal retreat, but also for those looking to generate income through a rental or Airbnb venture.

Council Tax:

Band A

Services:

Mains electricity, water and drainage.

Fixtures & Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Additional items of furniture are available by separate negotiation.

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:

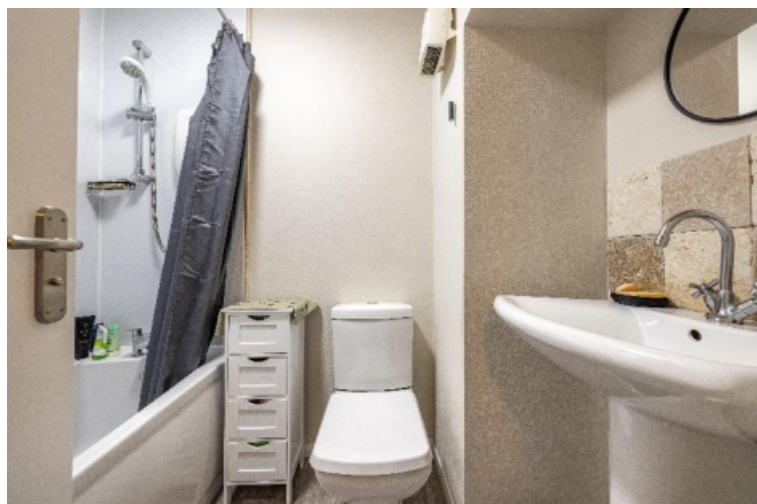
£90,000.00

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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





4 Prince Charles House, Castle Gate, Jedburgh, TD8 6AU

Approximate Gross Internal Area = 52.2 sq m / 562 sq ft
(Excluding Communal Stair)

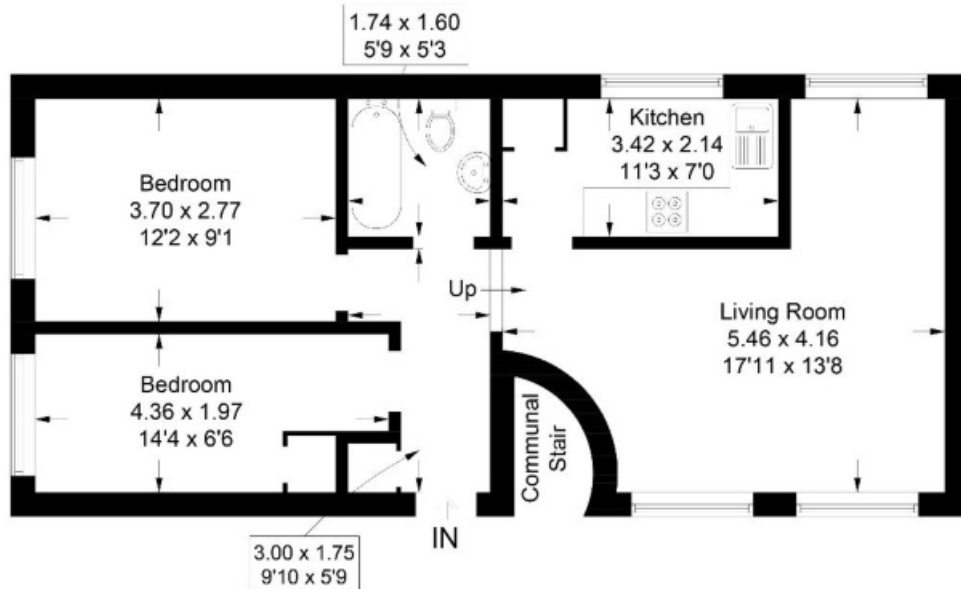


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1254599)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Jedburgh Call 01835 863202

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

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.