

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Friarshall, The Friars, Jedburgh

TD8 6BW

**Offers Around £365,000**



Friarshall is a most attractive traditional detached dwelling which is situated within a sought after area of Jedburgh, close by to all amenities yet tucked away enjoying an extremely private and quiet setting. The property provides generously proportioned accommodation, arranged over four floors, creating a highly flexible layout which would appeal to those searching for a family home, offering excellent potential with scope to alter if desired. Outside, there are well maintained enclosed gardens including a detached garage block/stables which would be ideal for development or as a business opportunity.





# Friarshall, The Friars, Jedburgh

TD8 6BW

Offers Around £365,000

Basement:  
Cellar Room  
Utility Room  
Two Stores  
Pantry  
Conservatory accessed from outside

Ground Floor:  
Vestibule  
Hall  
Living Room  
Dining Room  
Kitchen

First Floor:  
Three Bedrooms  
Bathroom

Second Floor:  
Three Further Bedrooms

Garage/Stable Block  
Drive  
Enclosed gardens





**Location**

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also 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.

**Fixtures & Fittings**

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

**Services:**

Mains drainage, water, electricity and gas. Gas central heating.

**EPC:**

E

**Council Tax Band:**

E

**Viewing:**

Strictly by appointment with the Selling Agent.

**Entry:**

By mutual agreement.





**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



**Friarshall, The Friars, Jedburgh, TD8 6BW**

Approximate Gross Internal Area = 293.0 sq m / 3154 sq ft

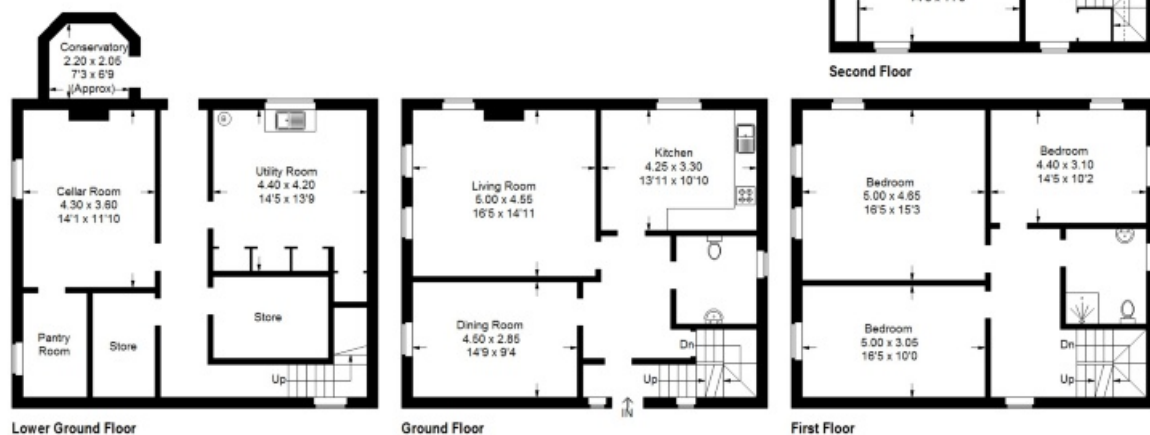


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID698578)

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.