

# 39a High Street, Jedburgh, TD8 6DQ

A Great Opportunity to Purchase This Three Bedroom First and Upper Flat  
For Sale • Offers around £125,000

Edwin  
Thompson





## BRIEF RESUME

- Three Bedroom Flat
- Two Reception Rooms
- Newly Decorated
- Ideal Town Centre Location
- Fantastic Buy-to-Let Opportunity

## DESCRIPTION

39a is a charming 3-bedroom flat located in the heart of Jedburgh town centre. The flat is positioned above the opticians with street level access. This tastefully designed flat offers a perfect blend of contemporary living and a historic backdrop, making it an ideal home for a first-time buyer or buy to let investor.

## LOCATION

39a High Street in Jedburgh is nestled in the heart of this charming Scottish Borders town. It's prime location offers residents easy access to the town's historic and cultural attractions, with Jedburgh Abbey and its picturesque surroundings just a short stroll away. Additionally, the flat's central position provides convenience with local shops, restaurants, and amenities within walking distance. Whether you're looking to explore the town's rich heritage and create a life in Jedburgh or take advantage of the growing rental market, 39a High Street serves as an ideal base for a fulfilling lifestyle in Jedburgh.

Jedburgh stands as a testimony to the fusion of history and modernity, offering its residents a unique and enriching living experience. The town, with its rich historical heritage and idyllic surroundings, paints a vivid picture of a lifestyle that harmonizes with nature and embraces community bonds. Jedburgh is a town steeped in history, dating back to ancient times. The remnants of its historic past can be seen in the beautifully preserved architecture and landmarks that grace the town. Walking through its streets, one can feel a profound connection to the past. The iconic Jedburgh Abbey, a majestic medieval ruin, stands as a testament to the town's rich religious and architectural history, captivating both residents and visitors alike.

Living in Jedburgh is an opportunity to embrace serenity. The town is endowed with breathtaking natural beauty, offering a soothing and peaceful environment. Surrounded by rolling hills, lush greenery, and the tranquil waters of the River Jed, the town provides a sense of calmness that is hard to find in bustling urban centres. It's a haven for those seeking solace and a close connection with nature.

Furthermore, Jedburgh thrives on its sense of community and camaraderie. Residents often find themselves enveloped in a warm and welcoming atmosphere. The close-knit community organizes various events, festivals, and gatherings throughout the year, fostering a

strong sense of togetherness. This communal spirit makes living in Jedburgh a truly heartwarming experience, where neighbours aren't just neighbours, but a real community.

The amenities and facilities in Jedburgh cater to the needs of its residents, ensuring a comfortable and convenient lifestyle. From local markets offering fresh produce to cozy cafes serving delightful treats, the town provides all the essentials while preserving its small-town charm. Moreover, educational institutions, healthcare centres, and recreational facilities contribute to a well-rounded living experience.

## ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance Vestibule, Hallway with stairs to flat

First Floor: Hallway, Lounge, Bedroom, Dining Room, and Kitchen.

Second Floor: Two Bedrooms, Bathroom and Boxroom/Study.

## AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
39a High Street	141	1517

E & o e please note that these measurements have been taken from the EPC register.





## SERVICES

All services are understood to be connected.

## VIEWING

By appointment with the sole agents.  
Please contact Amy Welsh for further details.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

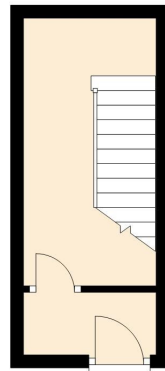
E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)

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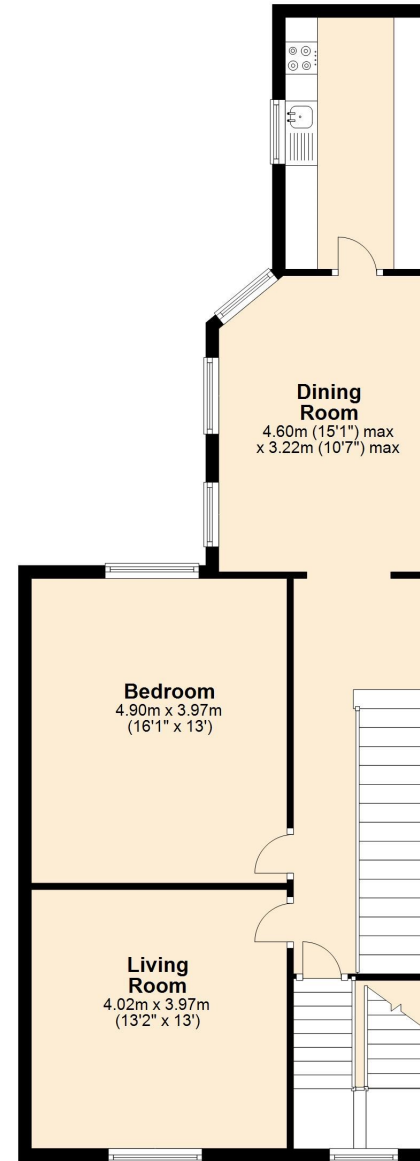
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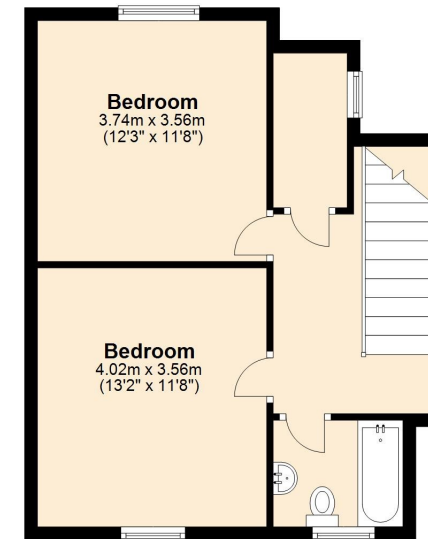
**Ground Floor**  
Approx. 10.8 sq. metres (116.0 sq. feet)



**First Floor**  
Approx. 78.5 sq. metres (845.1 sq. feet)



**Second Floor**  
Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 133.8 sq. metres (1439.9 sq. feet)



# 39a HIGH STREET

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JEDBURGH, TD8 6DQ

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