

Jedburgh

Call 01835 863202

OIRO £95,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**8 Upper Bongate Gardens,
Jedburgh, TD8 6DZ**



Tucked away in a peaceful corner of Jedburgh, this charming two-bedroom upper quarter house offers 56 sqm of thoughtfully arranged living space, combining comfort and practicality in a light-filled setting. Accessed via its own private entrance, the home welcomes you into an airy interior where modern finishes meet a warm and inviting atmosphere.

The accommodation features a recently updated fitted shaker-style kitchen complete with oven, hob and extractor hood, complemented by tiled flooring and wall finishes for both style and practicality. The recently modernised bathroom is finished in neutral tones, creating a calm and relaxing space, while a recently installed gas combi boiler adds further comfort and efficiency. The property has also been recently carpeted throughout in a neutral colour palette, enhancing the fresh and well-presented feel of the home.

Externally, the property benefits from a generous side garden, predominantly laid to gravel and patio for ease of maintenance. This attractive outdoor space offers plenty of room for dining, entertaining or simply relaxing, while a timber garden shed provides useful additional storage.

Ideal for first-time buyers, those looking to downsize or investors alike, this property presents a fantastic opportunity to move straight into a home with little to do other than stamp your own personality on it. With its combination of modern improvements, practical outdoor space and convenient location close to Jedburgh town centre, this is a comfortable and inviting home ready to be enjoyed.

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Approximate Gross Internal Area = 56.0 sq m / 603 sq ft

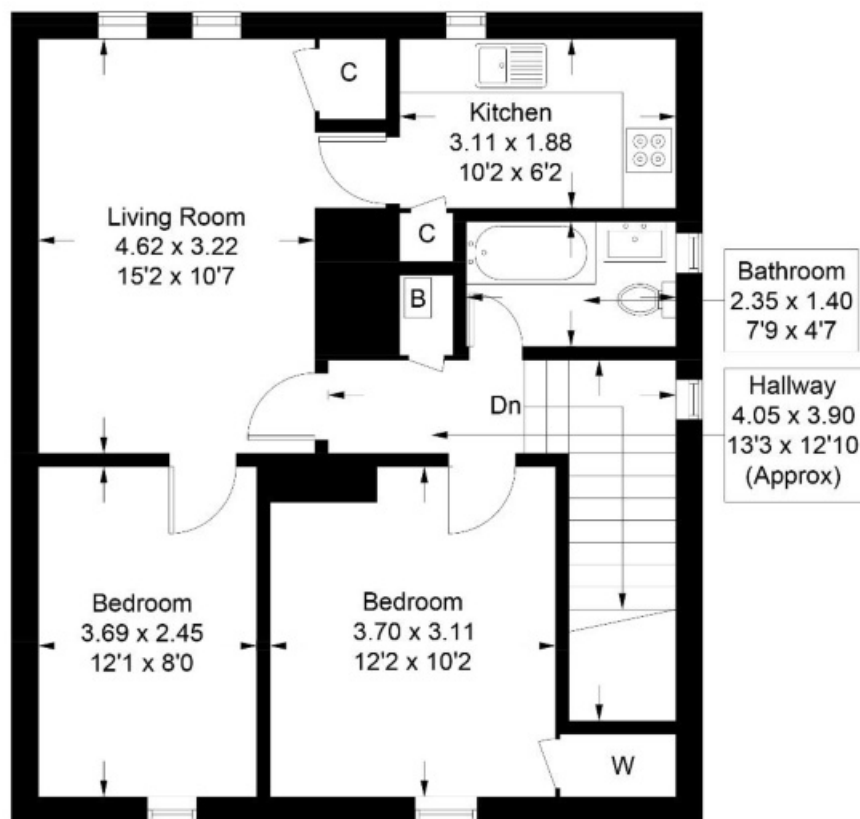


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283095)

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

£95,000 | 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

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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.