



2 Williams Court, Jedburgh, TD8 6BS



Bright, modern and beautifully presented, 2 Williams Court is an airy first-floor apartment offering stylish two-bedroom living in the very heart of Jedburgh. Built in 2009 and forming part of a well-kept four-storey block, this spacious 65sqm home enjoys a contemporary layout, neutral décor and an excellent position within an established town-centre setting.

The accommodation flows from a welcoming entrance hallway into a generous lounge/kitchen, filled with natural light and offering ample space for both relaxing and dining. Two well-proportioned bedrooms provide comfortable, versatile living, while the modern bathroom completes the internal layout with a clean, fresh finish. The property is accessed via a secure communal stairwell, with neatly maintained circulation areas and uPVC double-glazed windows to the rear.

Externally, residents benefit from a communal car park, adding convenience to this already superb location. With Jedburgh's amenities, shops and transport links all just a short stroll away, the apartment offers an ideal blend of comfort, practicality and town-centre living.

Whether you're a first-time buyer, downsizer or investor, 2 Williams Court presents a modern, low-maintenance home in a fantastic position - ready to move into and enjoy.

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Approximate Gross Internal Floor Area: 69.3 m² ... 746 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

£115,000 | EPC: B

Services

The property is served by mains gas, electricity, water and drainage. There is a factor appointed to this block of apartments, carrying a monthly charge of £57.00. Home insurance is included within the

factoring fee.

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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Jedburgh, TD8 6DQ
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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.