

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Prince Charlie's House,

Blackhills Close, Jedburgh, TD8 6AU

**Guide Price £82,995**



6 Prince Charlie's House is brought to the market in move in condition and would ideally suit a first time buyer, those looking to downsize, or a rental investor. Located within close proximity to Jedburgh High Street as well as the Canongate, where all local amenities and travel links are readily available, the property sports an ease of access as well as benefiting from an abundance of off-street communal parking at the rear.



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**Location:**

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

**Description:**

Built in excess of 200 years ago and extending to an approximate 67 sq. m. the property offers the purchaser comfortable accommodation for themselves as well as the family. Decorated in neutral tones throughout, 6 Prince Charlie's House internally comprises of an entrance hallway, lounge, dining kitchen and family bathroom on the second floor as well as two generously proportioned double bedrooms within the attic floor while sporting fantastic storage facilities throughout. Although brought to the market in turnkey condition the accommodation would allow the new owner to add their stamp while providing them the scope to meet long term family or working from home needs, if so required. Viewings are considered essential to fully appreciate.

**Fixtures and Fittings:**

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

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

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**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.

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### 6 Prince Charlie's House, Blackhills Close, Jedburgh

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID519216)

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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  
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Annan, Tel 01461 202 866/867

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.