

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 60A Castlegate, Jedburgh,

TD8 6BB

**OIRO £45,000**



Providing ground floor accommodation, 60a Castlegate is a comfortably proportioned two bedroom apartment within the heart of Jedburgh. Viewings come highly recommended in order to fully appreciate the potential being offered within this home.



# 60A Castlegate, Jedburgh,

TD8 6BB

**OIRO £45,000**

Internally:  
The property consists of an entrance hallway,  
living room, bathroom and two bedrooms.

Externally  
Private enclosed garden which is mainly laid to  
lawn.



**Situation:**

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:**

Providing ground floor accommodation, 60a Castlegate is a comfortably proportioned two bedroom apartment within the heart of Jedburgh. Although in need of an extensive degree of renovation, the property offers a wonderful opportunity to those with an interest in development / renovation. Internally consisting of an entrance hallway, lounge, kitchen, bathroom, master bedroom and a further single bedroom, 60a Castlegate would be a wonderful home for a small family or individual once renovated. Externally, the property offers a wonderful garden space that is currently laid to lawn and is well enclosed and private. Viewings come highly recommended to fully appreciate.

**Portfolio Opportunity:**

It should be noted that there is an opportunity for both 60 and 60a Castlegate to be bought together as a portfolio. Please contact the Cullen Kilshaw Jedburgh for further information in this regard.

**Fixtures and Fittings:**

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

**Services:**

Mains electricity, water and drainage.

**EPC:**

F

**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.

**Home Report Value:**

£45,000.00

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**60A Castlegate, Jedburgh**

Approximate Gross Internal Area = 52.6 sq m / 566 sq ft

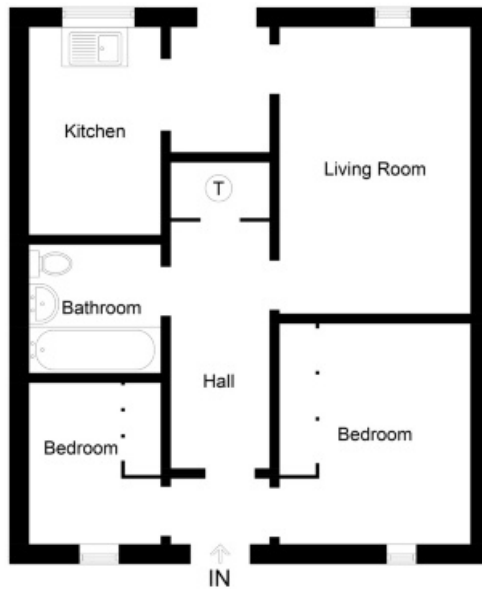


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (2015/1917)

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482

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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.