

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**18/1 High Street,  
Jedburgh,**  
TD8 6AG

**OIRO £115,000**



**\*\* £10,000 BELOW HOME REPORT VALUE\*\***

Steeped in period features, 18/1 High Street, Jedburgh is a wonderfully proportioned three-bedroom apartment within the centre of the town. Sporting an elevated position with an abundance of natural light cascading in, the property benefits from generous living accommodation and would ideally suit a first time buyer or rental investor.



# 18/1 High Street, Jedburgh,

TD8 6AG

OIRO £115,000



**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:**

Internally consisting of an entrance hallway, large living room with multiple windows, dining kitchen, two large double bedrooms, a small double / office space and a modern family bathroom, 18/1 High Street is presented to the market in move in condition. Offering an abundance of charm as well as convenience, this stunning home would ideally suit a first time buyer, rental investor or those looking for an easily maintainable property within the town centre. 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:**

D

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Home Report Value:**

£125,000.00

**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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### 18/1 High Street, Jedburgh

Approximate Gross Internal Area = 84.8 sq m / 913 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D98901)

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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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Jedburgh,	Tel 01835 863 202
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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.