

**Jedburgh**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2B Grahamslaw Close, Jedburgh, TD8 6AA

**OIRO £85,000**



Set just off Jedburgh's award winning High Street, 2B Grahamslaw Close is a well-appointed two bedroom flat presented to the market in move in condition. Boasting an impressive rental history, this property would ideally suit the rental investor, first time buyer or those seeking an easily maintainable, conveniently located apartment.



## 2B Grahamslaw Close,

Jedburgh, TD8 6AA

OIRO £85,000



**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:**

Residing on the first floor, the internal accommodation comprises an entrance hallway, lounge, breakfasting kitchen, bathroom, master bedroom and a smaller second bedroom as well as an abundance of storage facilities throughout. Externally, although the property does not have access to garden grounds, there is a beautifully maintained seating area within the historical walkway as well as benefiting from a close proximity to Queen Mary's Gardens. Viewings are considered essential to fully appreciated.

**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:**

C

**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:**

£85,000.00

**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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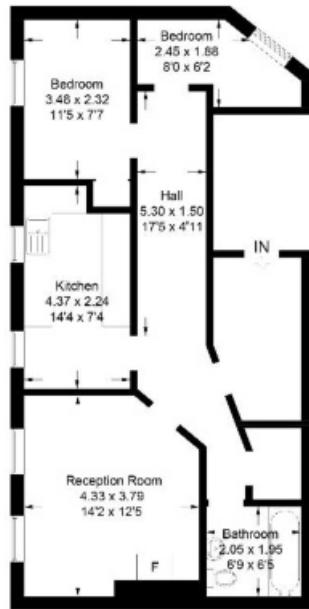
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**2B Grahamslaw Close, Jedburgh**

Approximate Gross Internal Area = 67.2 sq m / 723 sq ft



**First Floor**

Illustration for identification purposes only; measurements are approximate. Ref to source: floorplans.jedburgh.com © (11/17/2017)

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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.