

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7B Abbey Place, Jedburgh,

TD8 6BE

**OIRO £80,000**



Boasting an elevated position, and with stunning views over the Jedburgh Abbey, 7b Abbey Place is a unique and highly attractive addition to the sales market. Decorated in neutral tones throughout and benefitting from modern fixtures and fittings, this two bedroom, top floor apartment is presented in turnkey, move in condition. Viewings are considered essential to fully appreciate.



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TD8 6BE

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Internal Accommodation:  
Entrance hallway, open plan lounge and kitchen,  
shower room and two double bedrooms.

External Accommodation:  
Abundance of on-street parking, close proximity  
to the town centre and all local amenities as well  
as stunning views over Jedburgh Abbey.



**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:**

Boasting an elevated position, and with stunning views over the Jedburgh Abbey, 7b Abbey Place is a unique and highly attractive addition to the sales market. Decorated in neutral tones throughout and benefitting from modern fixtures and fittings, this two bedroom, top floor apartment is presented in turnkey, move in condition. Internally consisting of an entrance hallway, open plan kitchen living room, shower room and two double bedrooms 7b Abbey Place would be the ideal purchase for the first time buyer, rental investor or those looking for an easily maintainable home close to the town centre and all local amenities. 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:**

C

**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:**

£80,000.00

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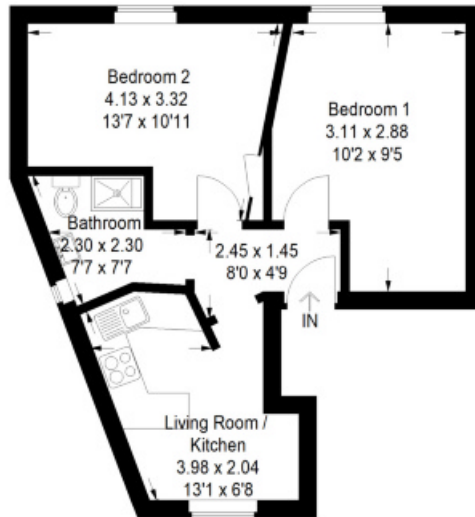
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## 7B Abbey Place, Jedburgh

Approximate Gross Internal Area = 47.7 sq m / 513 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID923522)

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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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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.