

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Under Nags Head Close,

Jedburgh, TD8 6AT

**OIRO £95,000**



Attractively positioned off the Castlegate, 2 Under Nags Head Close is a beautifully presented two bedroom maisonette within the heart of the Royal Burgh of Jedburgh. Offering an abundance of storage and convenient access to the town centre, this home would be ideal for the first time buyer, rental investor or those looking to downsize.



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OIRO £95,000



**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:**

Enjoying spacious internal accommodation, the first floor property comprises of an entrance hallway, newly fitted kitchen, lounge with dining area and double aspect windows as well as a double bedroom on the living level, while sporting a generously proportioned master bedroom on the upper level alongside the family bathroom. In addition to the internal accommodation, the property also benefits from a private stone balcony at the front door, a small shared garden area to the front as well as a shared drying green. Parking is also available in abundance within the area by way of a free car park and further on-street facilities. Presented in impeccable order throughout, viewings are considered essential to fully appreciate.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

E

**Fixtures and fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and the light fittings with the exception of the light fixtures within lounge, hallway and master bedroom.

**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:**

£95,000.00

**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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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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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
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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.