

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**13 Headrig,**  
Jedburgh, TD8 6HP

**OIRO £90,000**



Boasting spacious living accommodation throughout, 13 Headrig is a wonderful addition to the sales market. Located within short walking distance to the town centre of Jedburgh, where all local amenities are available, the property offers move-in ready living to the new buyer. Ideally suited to the first time buyer, rental investor or those looking to downsize, viewings are considered essential to fully appreciate.



# 13 Headrig,

Jedburgh, TD8 6HP

OIRO £90,000



### 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

13 Headrig occupies the ground floor of a four-in-a-block, and internally consists of an entrance hallway, lounge, breakfasting kitchen, shower room and two double bedrooms – one of which is currently utilised as a dining room/office. Although the buyer may wish to make upgrades to the property through time, 13 Headrig affords the convenience of doing so while occupying the property. Enjoying wonderfully presented garden grounds to the front and rear as well as the potential to install a driveway, although no planning has currently been sought or granted, this property would truly be the ideal first time purchase.

### 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

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### 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

£90,000.00

### 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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### 13 Headrig, Jedburgh

Approximate Gross Internal Area = 57.0 sq m / 613 sq ft

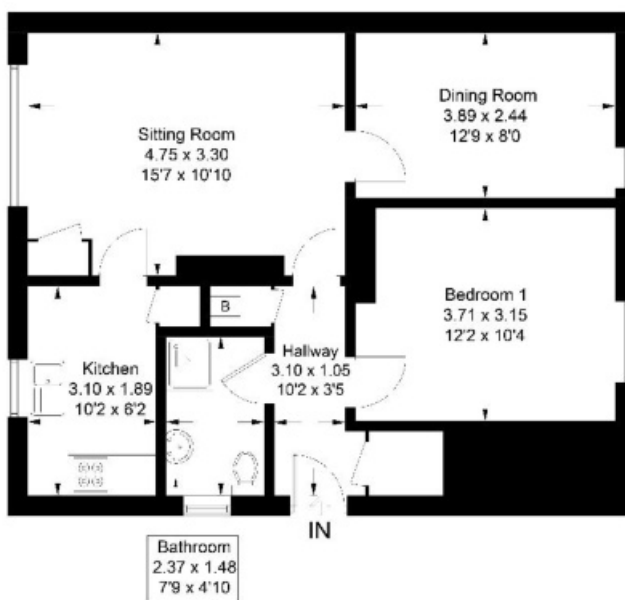


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID988355)

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38 High Street,  
Jedburgh, TD8 6DQ  
Phone: 01835 863202  
Fax: 01835 864016  
Email: jedburgh@cullenkilshaw.com

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.