

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 57a Castlegate, Jedburgh, TD8 6BD

**Offers Over £150,000**



Occupying the first and second floor, 57a Castlegate is a stunning, four-bedroom maisonette that exudes period features and charm throughout. Originally constructed approximately 150 years ago, the extensive dwelling offers 136sqm of internal accommodation and is presented to the market in turnkey condition. Ideally suited to the first time buyer, family or those looking to move closer into the town, this is a must see property.



## 57a Castlegate,

Jedburgh, TD8 6BD

Offers Over £150,000



**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:**

Graced with high ceilings and beautifully ornate corning, 57a Castlegate exemplifies the period style of the late 1800's although modern upgrades have been introduced throughout the home in recent years, creating the perfect balance. Internally, 57a Castlegate comprises an entrance hallway, lounge, dining room, kitchen, shower room and one double bedroom on the first floor, with three further double bedrooms and family bathroom on the second floor – ideal for those with larger families or those requiring flexible accommodation to support working from home. Externally, the property offers a wonderfully spacious, private garden to the rear that can be accessed from street level or directly from the property by way of the suspended timber staircase. Mostly laid to lawn, the garden grounds are easily maintainable in their current form but could be developed further if the buyer so wished. Viewings are considered essential to fully appreciate this unique family home.

**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:**

E

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

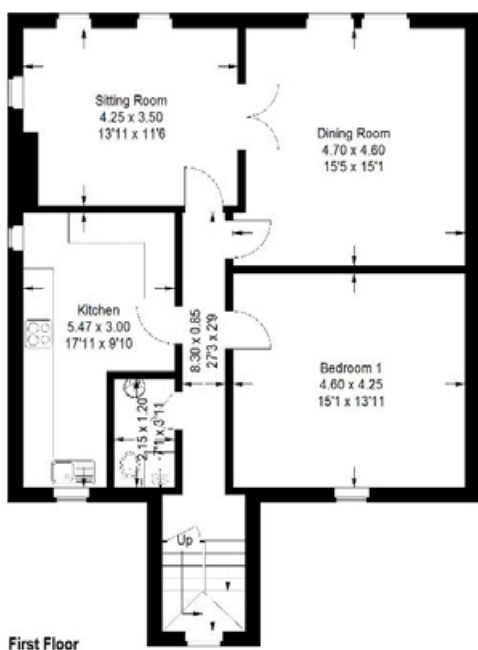
**Offers:**

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.

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### 57A, Castlegate, Jedburgh

Approximate Gross Internal Area  
135 sq m / 1453 sq ft

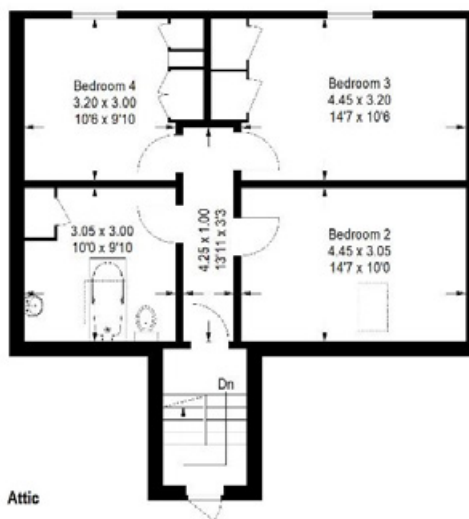


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID 1027821)

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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
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



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.