




Solicitors & Estate Agents

01896 800 440

15 Priors Road

Jedburgh, Borders, TD8 6HQ

JEDBURGH

Scottish Borders

The scenic market town of Jedburgh has a population of around 4,000 and is situated on the main A68 in the South eastern corner of Scotland, located ten miles from the border with England. The town lies on the Jed Water, a tributary of the River Tweed. It has panoramic views at Carter Bar and is just over an hour's drive away from Scotland's vibrant capital, Edinburgh.

This Royal and Ancient Burgh forms the historic gateway to Scotland. The magnificent 12th Century Jedburgh Abbey with its dedicated visitor centre dominates the town. Other notable buildings in the town include Mary Queen of Scots' House and Jedburgh Castle Jail, now a museum.



Although Jedburgh has no rail access, it is well located on the road network.

The A68 provides direct access to Edinburgh (48 miles) and Newcastle-upon-Tyne (58 miles). Carlisle is 57 miles away and the other main Borders towns of Hawick, Kelso, Selkirk and Galashiels are all within 20 miles.

Rugby Union is the sport of choice for this town. The town is home to one of the most famous and oldest Rugby Clubs in Scotland, Jed-Forest. Football is represented by Jed Legion FC, who currently play in 'B' League of the Border Amateur League. Many sports activities are offered in Jedburgh to children including rugby, football, swimming and badminton amongst others.





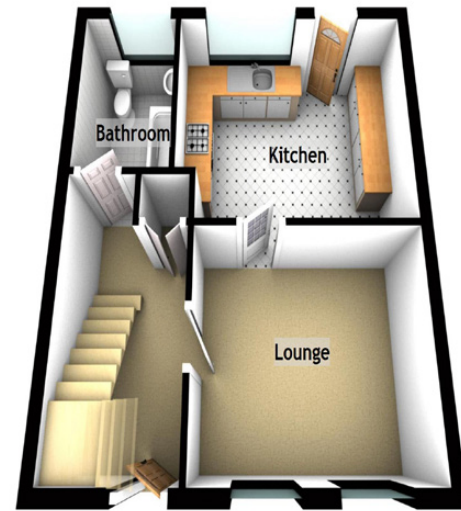
We are delighted to bring to the market this well presented terraced home in the Borders market town of Jedburgh.

The property is in walk-in condition and briefly comprises of an entrance hallway with storage cupboard, spacious family lounge, recently fitted modern kitchen with space for dining and integrated fridge/freezer and oven/hob and partially tiled family bathroom with electric shower over bath.

Upstairs, there are three double bedrooms. The master bedroom is a good size and has built-in wardrobes, the other two bedrooms also have good storage space and a useful WC completes the upper level.

Externally, there is a private front garden and enclosed rear garden with two sheds. The property also benefits from newly upgraded double glazing and has gas central heating throughout.

"In this house we are a family...love each other...be generous with your hugs...smile...laugh a lot..."



Approximate Dimensions
(Taken from the widest point)

Lounge	4.71m (15'5") x 3.68m (12'1")
Kitchen	4.04m (13'3") x 2.58m (8'6")
Master Bedroom	4.46m (14'8") x 3.11m (10'2")
Bedroom 2	4.24m (13'11") x 2.68m (8'9")
Bedroom 3	3.28m (10'9") x 3.12m (10'3")
Bathroom	2.2m (7'3") X 1.67m (5'11")
WC	1.06m (3'6") x 0.94m (3'1")

Gross internal floor area (m²) - 95m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, light fittings, integrated fridge/freezer and oven/hob and garden sheds. Other items by separate negotiation.

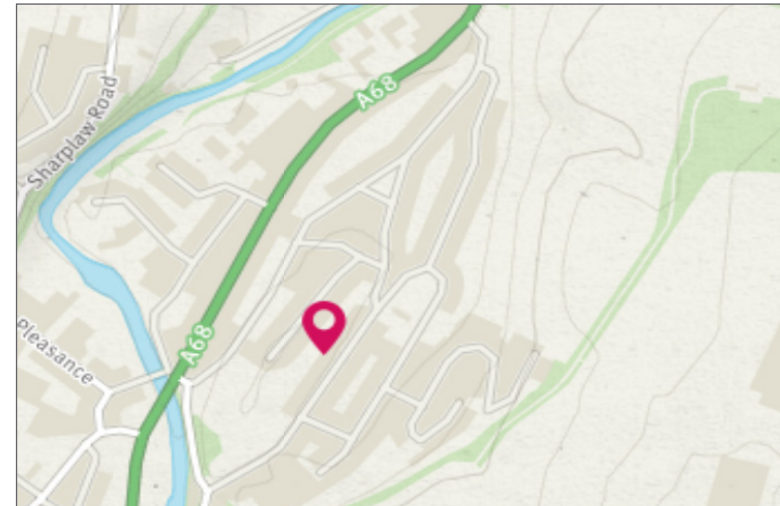
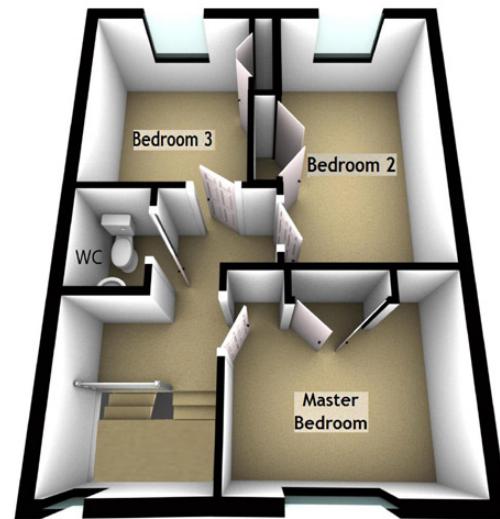


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Exchange
Available



Text and description
STEPHEN LAWSON
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 01896 800 440 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk