




McEwan Fraser Legal
Solicitors & Estate Agents
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12 Priors Road

Jedburgh, Borders, TD8 6HQ

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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 (fourty eight miles) and Newcastle-upon-Tyne (fifty eight miles). Carlisle is fifty seven miles away and the other main Borders towns of Hawick, Kelso, Selkirk and Galashiels are all within twenty 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.



McEwan Fraser Legal is delighted to present this deceptively, spacious three double bedroom semi-detached house to the market.

The property sits on a generous plot and has been thoughtfully designed to make best use of the available natural light. Light and airy inside, the house is in good condition, offering plenty of scope for an incoming buyer to really make their own mark.

The property benefits from gas central heating, has double glazing throughout, boasts a substantial conservatory and benefits from off street parking for up to three cars.

On entering the property, you are welcomed by the wide hallway which provides useful space for day to day items. The main reception room is on your right and has a lovely, contemporary finish and is an incredibly flexible space. Running front to back, the room has ample space for a range of free standing furniture and can comfortably hold a dining table alongside a pair of large sofas. Double doors to the rear provide access to the conservatory which in turn, opens onto the rear garden. The kitchen is accessed

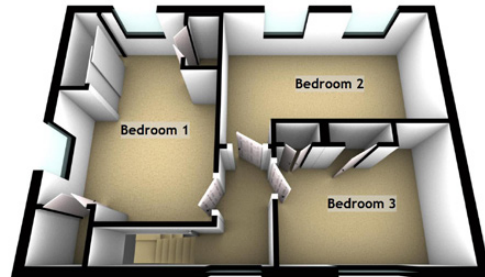
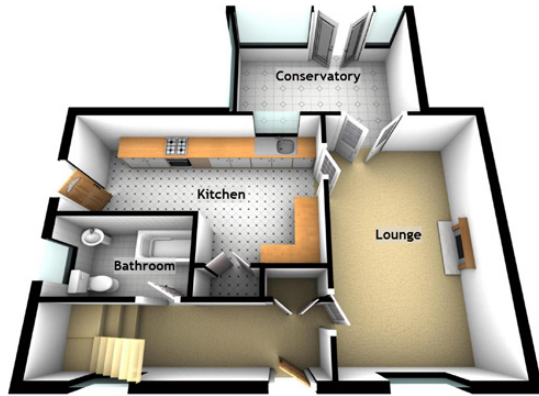
through a door on left of the reception room and is a very versatile space. There is space for free standing appliances alongside a fully range of base and wall mounted units which provide ample prep and storage space for the aspiring chef. The ground floor accommodation is completed by the fully tiled bathroom which includes a three piece suite with shower over bath.

The staircase from the main hallway takes you to the first floor which boasts three excellent double bedrooms. The master bedroom overlooks the rear garden and comes completed with fitted wardrobes and has plenty space for additional free standing storage. The second and third bedrooms are both comfortable double rooms. The third bedroom also boasts integrated storage space.

The front and fully enclosed rear garden are both exceptionally low maintenance and the paved driveway to the side of the house provides ample parking and leads directly to a free standing garage

This is a must see house that offers a high degree of versatility in comparison to surrounding properties.



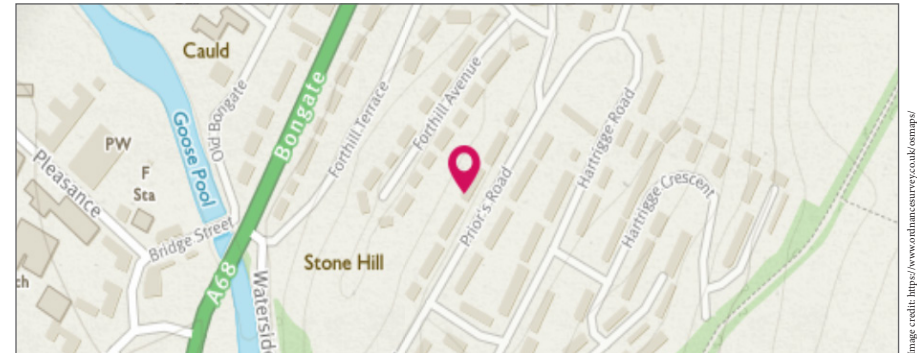


Approximate Dimensions
(Taken from the widest point)

Lounge	5.87m (19'3") x 2.99m (9'10")
Kitchen	4.58m (15') x 3.11m (10'2")
Conservatory	4.22m (13'10") x 2.69m (8'10")
Bedroom 1	4.62m (15'2") x 3.24m (10'8")
Bedroom 2	4.57m (15') x 2.58m (8'6")
Bedroom 3	3.46m (11'4") x 2.53m (8'4")
Bathroom	2.05m (6'9") x 1.50m (4'11")

Gross internal floor area (m²) - 121m²

EPC Rating- D




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
BRYONY STEWART
Designer

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