




Solicitors & Estate Agents
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3 Elliot Road
JEDBURGH, BORDERS, TD8 6HN



3 Elliot Road Jedburgh



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 10 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.





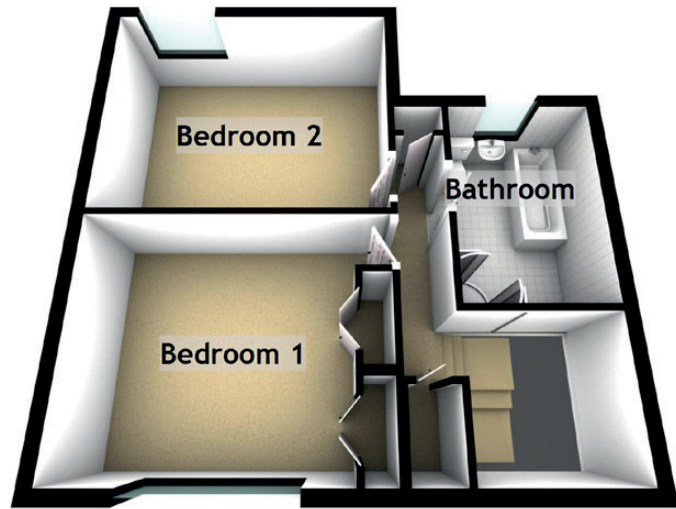
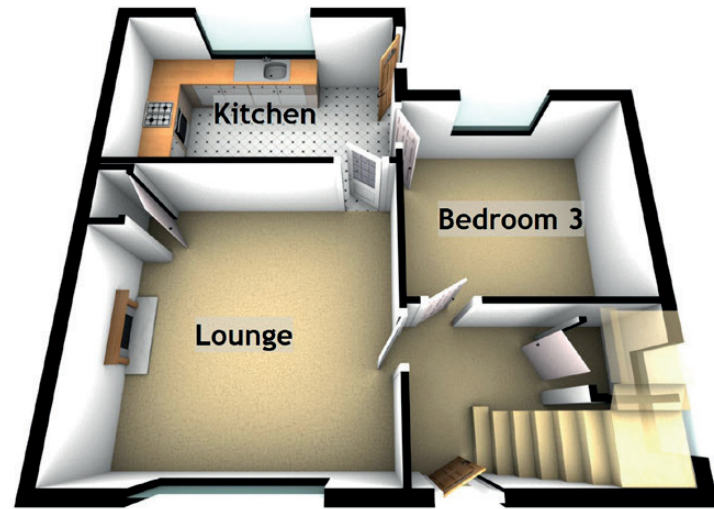
The Property

This fantastic family home is presented to the market in walk-in condition. The three bedroom semi-detached house with private front and back garden briefly comprises: modern family kitchen with integrated appliances and back door into the rear garden, spacious family lounge that leads the

downstairs hallway, of which is found the dining room/third bedroom. Upstairs the property includes a fantastic white four piece bathroom, that includes separate shower cubicle, bath and heated towel rail. The master bedroom features a fitted wardrobe, with a smaller second bedroom next door; there is

also a good sized linen cupboard.

The property also benefits from double glazing throughout, gas central heating and large shed in the back garden. Early viewings are recommended.



Approximate Dimensions
(Taken from the widest point)

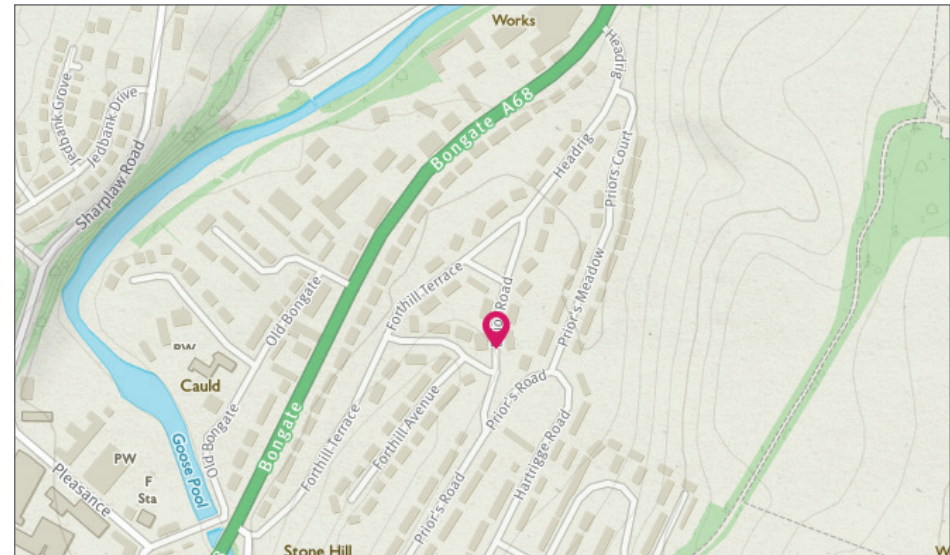
Lounge	4.25m (13'11") x 4.25m (13'11")
Kitchen	4.25m (13'11") x 2.55m (8'4")
Bathroom	3.01m (9'11") x 2.07m (6'9")
Bedroom 1	4.24m (13'11") x 3.52m (11'7")
Bedroom 2	4.24m (13'11") x 3.29m (10'10")
Bedroom 3	3.30m (10'10") x 3.03m (9'11")

Gross internal floor area (m²) - 93m²

EPC Rating - E

Extras
(Included in the sale)

Floor coverings, light fittings, blinds, large shed/workshop and a second garden shed.





McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
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