



JEDBURGH BORDERS

TD8 6JX

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.



25 ALLERLEY CRESCENT

This family home is presented to the market in good condition having been freshly decorated but would benefit from some modernisation. The three bedroom terraced house with private front and back garden briefly comprises: entrance hallway with stairway to the sleeping quarters, spacious family lounge that leads to the family kitchen to the rear of the property, the kitchen houses integrated appliances and a utility room leading the back garden.

Upstairs the property includes a master bedroom that features a fitted wardrobe, with a smaller second bedroom next door, there is also a linen cupboard on the upper landing. All three bedrooms have built in wardrobes Downstairs is a three piece bathroom.

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



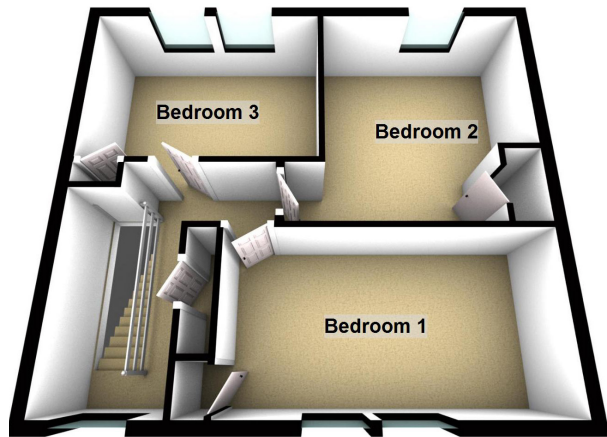
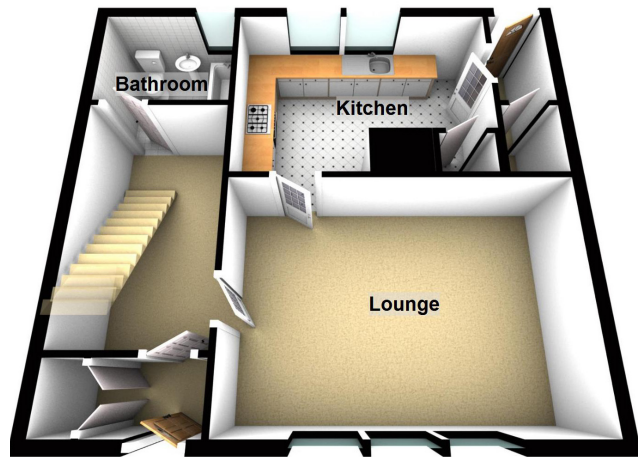
*“...SPACIOUS
FAMILY LOUNGE
THAT LEADS
TO THE FAMILY
KITCHEN TO THE
REAR OF THE
PROPERTY...”*



BEDROOMS & BATHROOM



SPECIFICATIONS



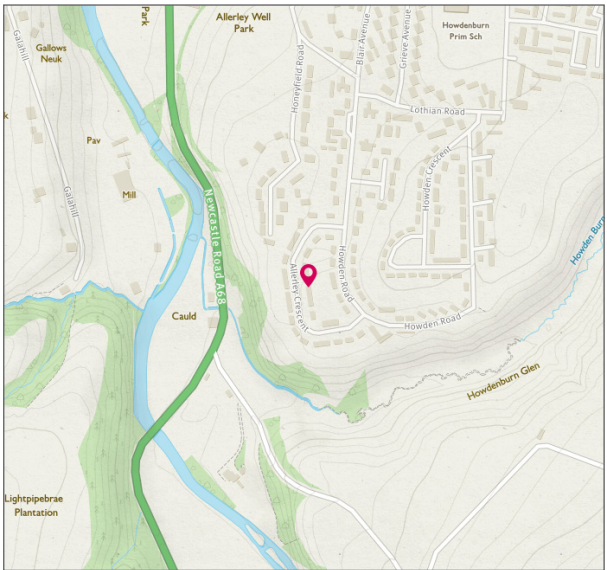
APPROXIMATE DIMENSIONS (Taken from the widest point)	
Kitchen	4.17m (13'6") x 2.21m (7'25")
Lounge	5.23m (17'2") x 3.66m (12')
Bedroom 1	4.57m (15') x 2.62m (8'7")
Bedroom 2	3.64m (11'11") x 3.44m (11'3")
Bedroom 3	3.80m (12'6") x 2.66m (8'9")
Bathroom	2.02m (6'8") x 1.70m (5'7")

GROSS INTERNAL FLOOR AREA (M²)

94 m2

EXTRAS (Included in the sale)

Floor coverings, light fittings, blinds, other items by negotiation.






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
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Professional photography
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