

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



25 Blair Avenue, Jedburgh, TD8 6LD



25 Blair Avenue is a wonderfully bright and generously proportioned semi detached four bedroom home, offering superb family accommodation across two levels and extending to approximately 105 square metres. With gardens to the front, side and rear, plus easy on street parking, it provides an ideal blend of comfort, practicality and everyday convenience.

Positioned close to Jedburgh town centre, the property enjoys excellent access to local amenities, schooling and transport links - a brilliant choice for families seeking space, flexibility and a well connected location.

The ground floor offers a beautifully flowing layout, beginning with a welcoming hallway leading into the bright lounge, adjoining kitchen and a light filled conservatory that enhances the living space. This level also includes a box room, ideal as a nursery or home office, along with a double bedroom featuring its own en suite.

Upstairs, the landing opens to two further double bedrooms and a well appointed family bathroom, creating a balanced and practical arrangement for modern family life.

With its generous proportions, flexible layout and excellent position within Jedburgh, 25 Blair Avenue represents an outstanding opportunity for buyers seeking a bright, comfortable and well connected family home.

25 Blair Avenue, Jedburgh, TD8 6LD

Approximate Gross Internal Area = 107.53 sq m / 1157 sq ft

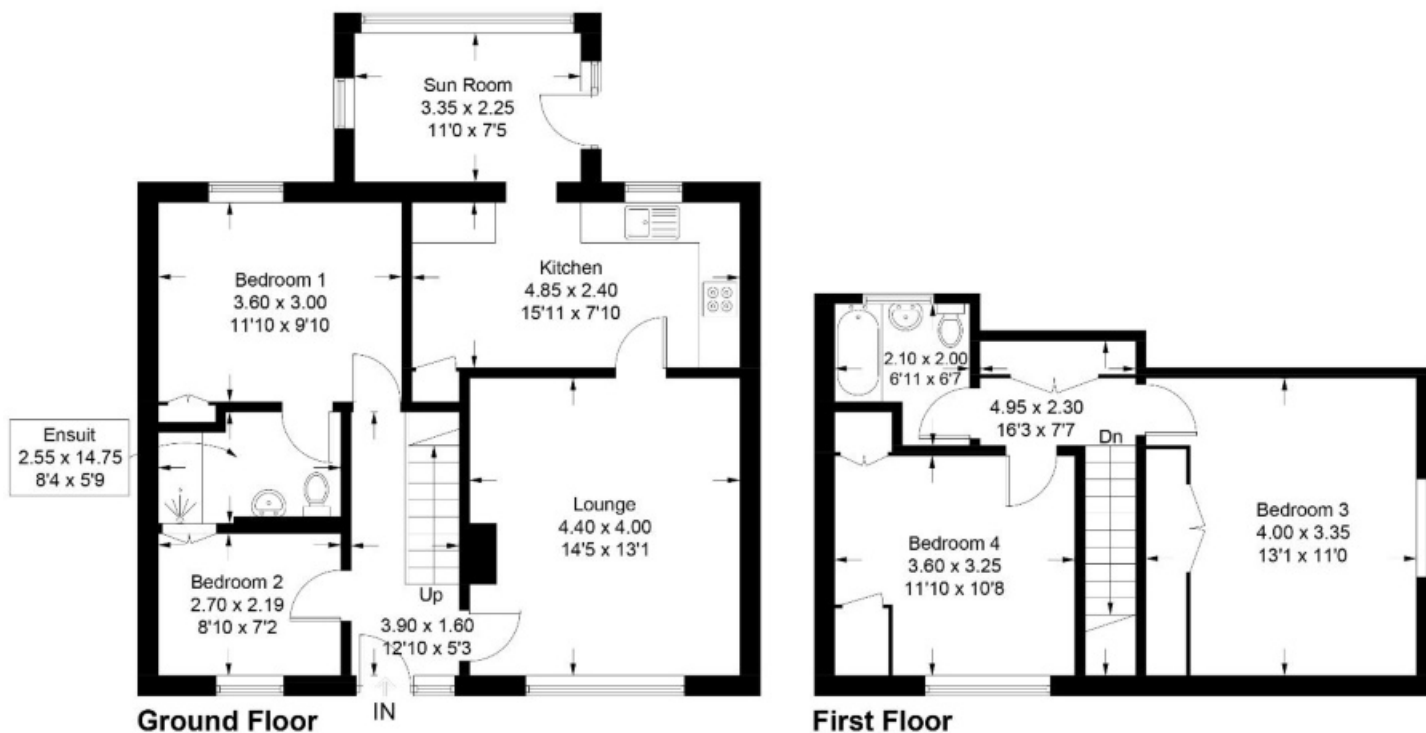


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333881)

Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£155,000 | EPC: D

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

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.

Interested in this property?

Jedburgh

Call 01835 863202

38 High Street,
Jedburgh, TD8 6DQ
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Email: jedburgh@cullenkilshaw.com

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
Tranent,	Tel 01875 611211



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.