Jedburgh
Call 01835 863202

CULLEN KILSHAW
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Kirn House, 22A Castlegate, Jedburgh, TD8 6AR

Occupying an enviable position in the heart of Jedburgh, Kirn House is a charming maisonette offering spacious accommodation over three levels, complete with its own private entrance and exceptional views towards the iconic Jedburgh Abbey.

Entered via its own front door, the property comprises an entrance vestibule on the ground floor, with the main accommodation situated on the first floor. This includes a bright lounge, dining kitchen, spacious shower room and separate utility room. The second floor hosts two generous double bedrooms with built in storage, both enjoying stunning elevated views over Jedburgh Abbey, a rare aspect enjoyed by only a handful of properties within the town.

The property has been well maintained and benefits from double glazing throughout, a recently installed gas combi boiler and a modern shower enclosure. While some cosmetic updating would now be beneficial, the required improvements are largely decorative, offering an excellent opportunity to create a truly impressive home.

Rich in character and period charm, Kirn House offers generous proportions, attractive original features and significant potential. To the rear, a small shared garden provides a pleasant outdoor space, ideal for alfresco dining, relaxing, or simply as a practical drying area.

Combining an excellent central location, generous accommodation, modern upgrades and one of the finest Abbey views in Jedburgh, Kirn House presents a fantastic opportunity for a variety of buyers.

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Approximate Gross Internal Area = 96.17 sq m / 1035 sq ft

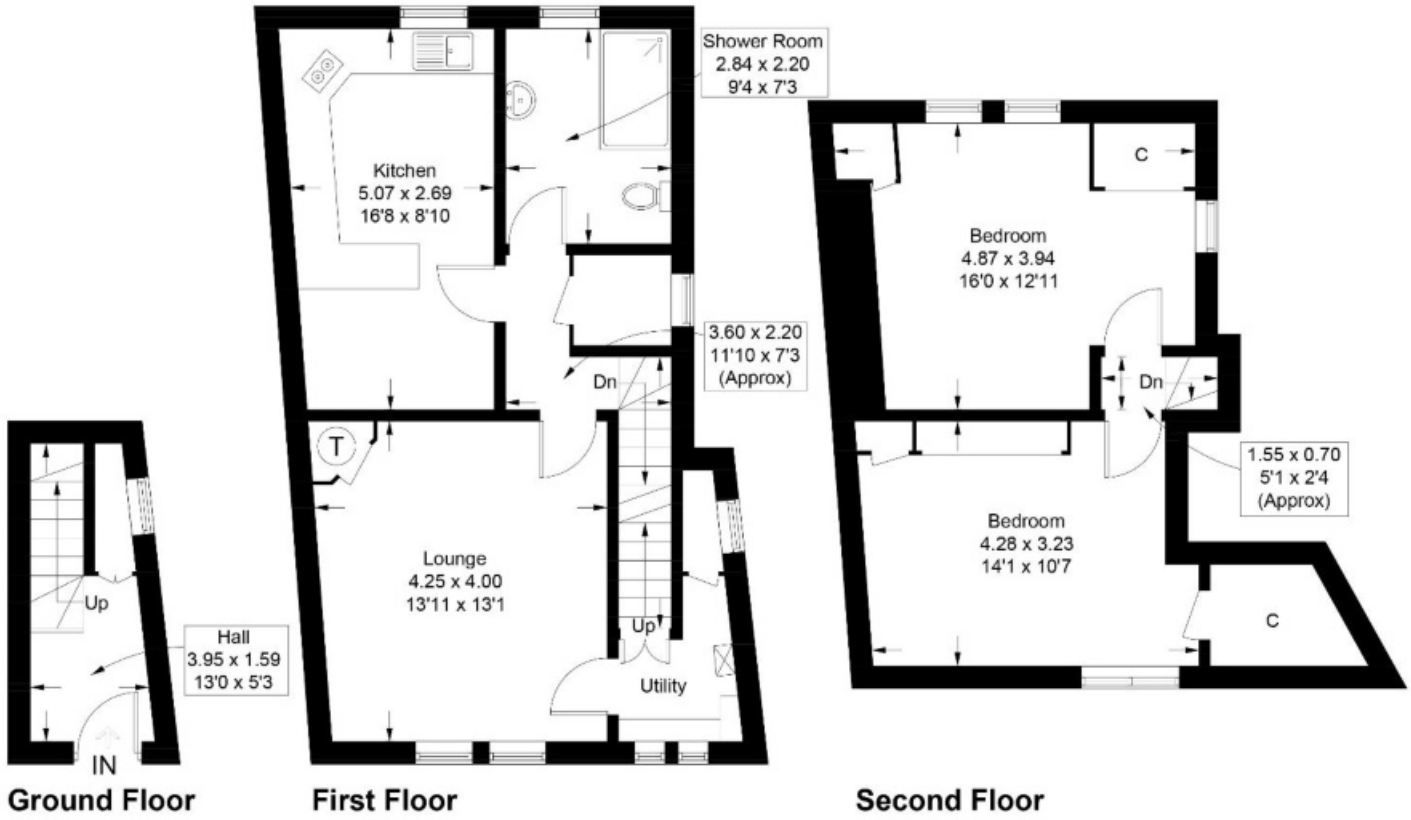

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344089)

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

£105,000 | 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.

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Interested in this property?

Jedburgh
Call 01835 863202

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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.