



**For Sale**

**27C Castlegate**

**Jedburgh, Scottish Borders, TD8 6AS**

**Edwin  
Thompson**





# 27C Castlegate

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27C is a bright and spacious 1st floor flat in the heart of the town. The accommodation is well appointed and generously proportioned on the one floor. The property has been recently tenanted and maintained to a good standard. It will appeal to a wide range of buyers including first time buyers looking to get on the property ladder and Buy to let investors. The property has been used as part of a successful buy to let portfolio. The communal areas are maintained and decorated neutrally throughout.

Offers Over £72,000

## Accommodation Comprises:

First Floor: Hallway with multiple storage cupboards, 2nd bedroom, living room, kitchen, master bedroom.  
External: Shared stairwell.  
Distances: Edinburgh 48 miles Galashiels 18 miles Kelso 10 miles  
Berwick Upon Tweed 31 miles  
(All distances are approximate)

## Situation

27c is situated just off the high street in a popular central location of Jedburgh, which is a highly sought after picturesque market town, and easily commutable to Edinburgh and Newcastle. Evolving around the spectacular 12<sup>th</sup> century Augustinian Abbey, the Royal Burgh of Jedburgh is one of the most historic market towns in the Scottish Borders. This extremely popular and picturesque town boasts a number of buildings of architectural significance including the famous Mary Queen of Scots fortified house and the Victorian County Jail, together with the attractive Market Square. Excellent amenities are available in the town and surrounding area including a good range of independent retailers, which mix well with an

eclectic collection of restaurants and bars. Recreational facilities are well catered for in the town, and these include a popular swimming pool and fitness centre, golf course and beautiful parkland. Primary and secondary schooling is available locally (with a new “inter-generational learning campus to be completed by 2020), and with enviable links both north and south via the A68 and A7 to Edinburgh, Carlisle and Newcastle. Berwick-upon-Tweed is the nearest main line railway station, with the Borders Railway terminus at Tweedbank within easy reach, providing a half hourly service to Edinburgh Waverley in less than an hour. Domestic and international flights can be accessed easily at both Edinburgh and Newcastle Airports.

On a broader note, the Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it’s no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its’ spectacular Common Ridings, when whole communities come together to celebrate each town’s individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.





## Description

27C Castlegate is a purpose built flat just off the Town centre, well presented in monochrome tones with spacious, bright and flexible accommodation arranged over the 2nd floor. Set in an elevated position in the town looking over the streets below. The property is entered via a shared stairwell, which is shared with 1 other property. Upon entering the property there is a hallway with multiple storage cupboards, a rear facing bedroom and a family bathroom. The hallway leads to the living room which in turn leads to the master bedroom and the newly fitted kitchen.

## Outside

There is no appointed external area with the property.

## Satellite

For those with the use of Satellite Navigation the postcode for this property is TD8 6AS

## Directions

Travelling in to Jedburgh on the A68 head towards the town centre on any of the 3 available streets, Abbey Bridge End, Canongate or High Street. At the town centre head up the hill on Castlegate and the property is on the right hand side.

## GENERAL REMARKS

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the sale price.

### Services

Mains drainage, water, electricity and gas. Single glazing and gas central heating.

### Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.

Tel 01835 824000.

**EPC: D**

**Council Tax: A**

## Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website at [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk) as well as our affiliated websites at [www.Zoopla.co.uk](http://www.Zoopla.co.uk) and [www.onthemarket.com](http://www.onthemarket.com)

## Rights, Easements & Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The property is sold subject to the rights of public access under The Land Reform (Scotland) Act 2003. The Purchasers will be held to have satisfied themselves on all such matters.

## Statutory Designations

There are no known special landscape designations, scheduled monuments, listings or other prejudicial notifications affecting the property. There are not understood to be any Environmental Schemes in place.

## Method of Sale

The property is offered for sale with Vacant Possession by Private Treaty. Entry as agreed between the parties.

## Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents.

A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents. The Vendors shall not be bound to accept the highest or indeed any offer.

## Viewing

Strictly by appointment with the Selling Agent

Particulars Prepared January 2023







#### IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
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