

# Braeside, 6 The Boundaries

Jedburgh, TD8 6EX

A Great Opportunity to Purchase This Stunning Four bedroom Detached Town House  
For Sale • Offers Over £400,000

Edwin  
Thompson











## BRIEF RESUME

- 4 Bedroom Detached Town House,
- Newly Renovated Throughout,
- Stunning Gardens,
- Spacious Bright Rooms,
- Fantastic Character Features,
- Excellent Views Across The Valley

## DESCRIPTION

Braeside is a beautifully renovated 4-bedroom townhouse situated in the picturesque town of Jedburgh. This elegant property boasts a blend of traditional charm and modern luxury. It has many stunning features including, a brand new kitchen, and luxurious bathroom. The living room is a perfect spot to unwind, with a dual fired stove and a bay window that offers stunning garden views.

Set over three floors, Braeside provides ample space for comfortable living. The multi-tiered garden is perfect for outdoor entertaining, featuring a decked gazebo and a large patio area. With breathtaking views across the valley to Jedburgh Abbey, this property is a true gem in the Scottish Borders.

## LOCATION

Braeside is situated on The Boundaries, a charming one-way street that offers a peaceful and safe environment for families. The location provides convenient access to a range of amenities including shops, cafes, and restaurants, all within a short walk. Schools in the area are highly regarded, making it an ideal location for families with children. The proximity to local parks and recreational facilities further enhances the appeal of this residential area.

Jedburgh, a historic town in the Scottish Borders, is renowned for its rich cultural heritage and stunning landscapes. The town is home to the majestic Jedburgh Abbey, a key historical site that attracts visitors from far and wide. Jedburgh offers a vibrant community life with regular local events, markets, and festivals that bring residents together. The town also boasts excellent transport links, providing easy access to larger cities such as Edinburgh and Newcastle.

The Scottish Borders region is celebrated for its natural beauty, with rolling hills, scenic valleys, and picturesque rivers. Outdoor enthusiasts will find a plethora of activities to enjoy, including hiking, cycling, fishing, and golf. The region is dotted with charming towns and villages, each with its own

with its own unique character and attractions. Living in the Scottish Borders means enjoying a tranquil lifestyle while still being within reach of urban amenities.

For families, Braeside and its surrounding areas offer a host of activities and attractions. The spacious home and multi-tiered garden provide ample space for children to play and explore. The nearby countryside offers endless opportunities for family outings and adventures. From picnicking by the river to exploring historic sites and engaging in outdoor sports, there is something for everyone to enjoy. The friendly community atmosphere in Jedburgh ensures that families will feel welcome and connected in their new home.

## ACCOMMODATION

The accommodation currently comprises:

Ground Floor (split Level) – kitchen, living room, WC, utility room, pantry.

First Floor – 3 bedrooms and family shower room.

Second Floor – Master bedroom and bathroom.

Externally – Garage, driveway, tiered garden with patio, decked area, artificial grass, gardens with shrubs and trees, 2 storage rooms, cellar.









### DETAILS

Braeside, 6 The Boundaries, is a stunning townhouse that perfectly combines traditional character with modern comfort. The property features a spacious living room with a dual fired stove and a charming bay window that provides stunning views of the lush garden. The brand new kitchen is a highlight, boasting an Aga, a central island, and elegant quartz worktops, making it a chef's dream.

The home offers four bedrooms, two of which are large doubles, a smaller double, and a good-sized single. Two of these bedrooms come with built-in fitted wardrobes, offering ample storage space. The bathrooms in Braeside are luxurious, with a shower room on the first floor and a magnificent bathroom on the second floor. The master bathroom is particularly impressive, featuring a freestanding bath and a large walk-in shower under a Velux window, adding a touch of opulence.



Additional facilities include a downstairs WC and a utility space, ensuring convenience for everyday living. The property also benefits from new windows throughout, except for the skylights fitted during the loft extension, which flood the upper floors with natural light. The garden is a multi-tiered masterpiece, featuring a patio area, a decked gazebo, artificial grass, and a variety of shrubs and trees, including apple trees. The garden backs onto the banks of the river Jedwater, providing a serene and secluded feel.

Parking and storage are ample, with a garage and driveway on the main road level, two store rooms underneath, and plenty of on-street parking. The property also includes a decent-sized cellar, perfect for additional storage or a potential hobby space. Braeside is a perfect blend of style, comfort, and functionality, offering a unique opportunity to enjoy a luxurious lifestyle in a historic and picturesque setting.









### AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
6 The Boundaries	145	1556

E & o e please note that these measurements have been taken from the EPC register.

### ENERGY PERFORMANCE CERTIFICATE

C76

### FIXTURES AND FITTINGS

The property is being sold unfurnished. However, some furniture could remain under separate negotiations.

### SERVICES

All mains services are understood to be connected with an air source heat pump being the main heating system

### VIEWING

By appointment with the sole agents.  
Please contact Amy Welsh for further details.

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300  
E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)











**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.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF



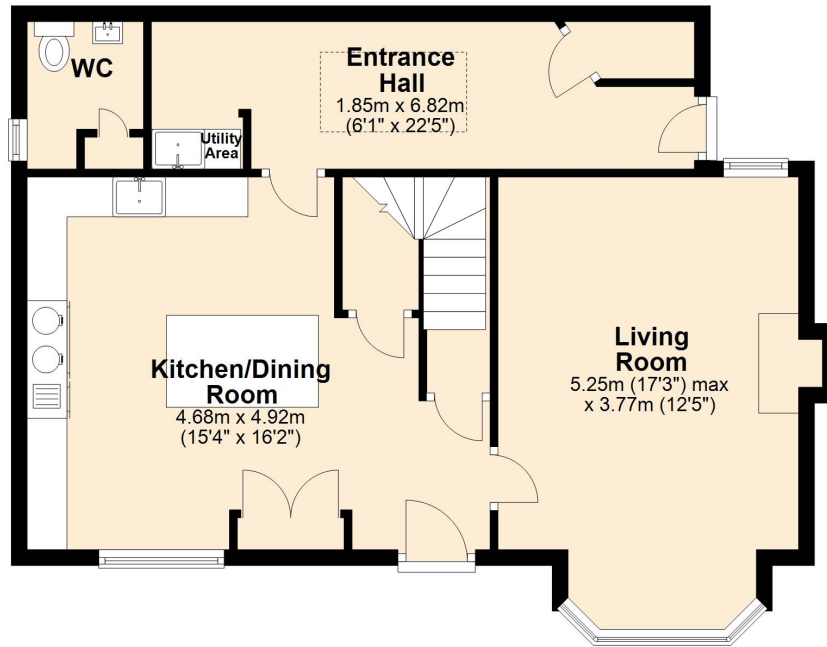






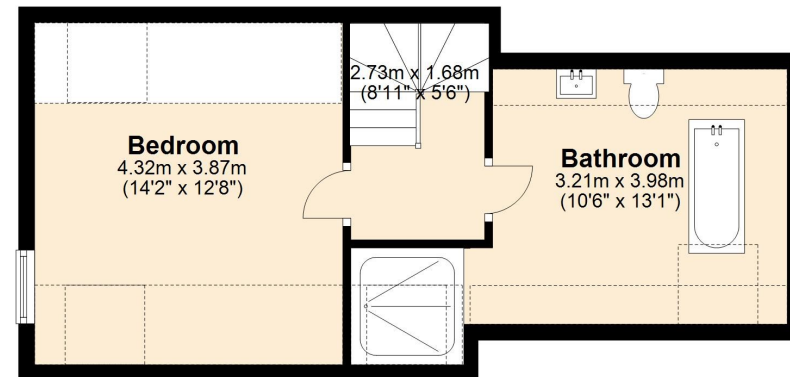
### Ground Floor

Approx. 63.0 sq. metres (677.9 sq. feet)



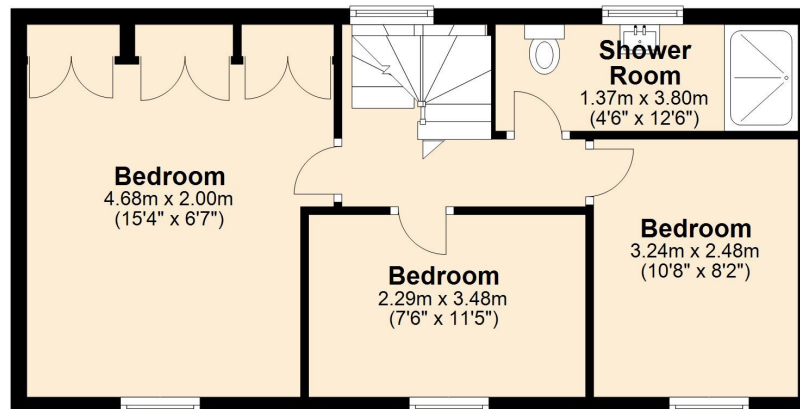
### Second Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 144.6 sq. metres (1556.1 sq. feet)







# Braeside, 6 The Boundaries,

---

Jedburgh, TD8 6EX

Edwin  
Thompson



Galashiels Office

T: 01896 751300

[Edwinthompson.co.uk](http://Edwinthompson.co.uk)