

LEGAL  
HASTIN & S



Abbey View

Jedburgh, TD8 6BG

Offers Over £380,000





Nestled in one of Jedburgh's most sought-after locations, Abbey View enjoys an enviable position just a short stroll from the vibrant Market Square and the excellent range of amenities the town has to offer. Combining peace and privacy with outstanding convenience, this is a home that perfectly balances historic charm with modern-day living.



## ABBEY VIEW

Rich in local history, the property enjoys an exceptional setting with breathtaking views towards the iconic Jedburgh Abbey. Adding to its unique character is the remarkable presence of an ancient pear tree, an example of the famous Jedburgh pear tree, the type of tree first brought to the town by French monks and one of the few survivor trees in the town.

Internally, the accommodation is beautifully presented and exceptionally welcoming. At its heart is an elegant dining kitchen, complemented by two generous reception rooms. The cosy sitting room features a wood-burning stove, creating a warm and inviting atmosphere, while the adjoining lounge offers excellent space for entertaining family and friends. The split-level first floor hosts a family bathroom and two beautifully appointed bedroom suites, each benefiting from a stylish en-suite shower room.

The upper floor provides two further bedrooms, equally suited as guest accommodation, home offices or hobby rooms, offering flexibility for a variety of lifestyles.

Outside, the delightful enclosed garden provides a peaceful retreat that complements the home's period character. The former cobbled courtyard has been thoughtfully redesigned with attractive paving, creating private off-street parking or a generous entertaining terrace. A circular lawn is framed by gravelled borders, mature planting, a greenhouse and a timber shed, while the ancient pear tree stands proudly as a living reminder of the property's remarkable history.

Beautifully combining period elegance, contemporary comfort and an unrivalled historic setting, Abbey View presents a rare opportunity to acquire a truly distinctive home in the heart of Jedburgh. Whether as a family residence, an elegant downsizing option or a character-filled retreat, this exceptional property is certain to appeal to a wide range of buyers.

## LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main railway line is 16 miles at Tweedbank.

## HIGHLIGHTS

- Prime Location
- Stunning Views
- Well Appointed Accommodation
- Character & Convenience

## ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Kitchen, Lounge, Two Ensuite Bedrooms, Bathroom, Two Attic Bedrooms with Storage.

## SERVICES

Mains water, drainage, electricity, gas central heating.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY

Band D.

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £380,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



