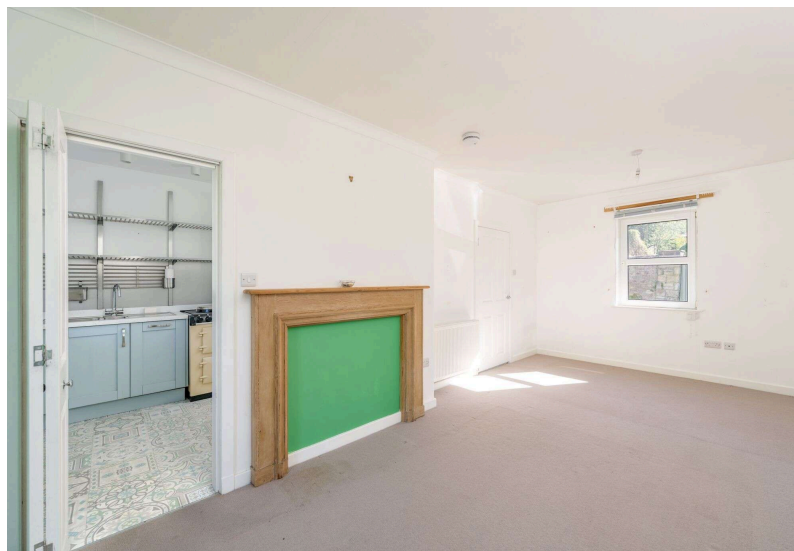


HASTIN<sup>LEGAL</sup>&S



7 Abbey Close

Fixed Price: £145,000

Jedburgh, TD8 6BG



2 bed

1 public

1 bath



Located In The Historic Conservation Area Of Jedburgh And On The Doorstep Of The Abbey, This Town House Is A Short Walk To The Market Square And All The Town's Amenities. With Stunning Views Up To The Castle And Down Over The Abbey Cemetery.





## 7 ABBEY CLOSE

Nestled in Jedburgh's desirable conservation area, with history on the doorstep, this bright and well-presented mid-terraced townhouse offers the perfect blend of tranquillity and convenience. Just a short stroll from the bustling market square and a full range of local amenities, the property enjoys a peaceful setting with outstanding views of Jedburgh Abbey and the historic castle. This charming home is ideally suited for a range of buyers—whether you're a first-time homeowner, downsizer, or seeking a low-maintenance second home in a picturesque and well-connected location. The accommodation is bright and thoughtfully laid out, featuring a modern living space and two generously proportioned double bedrooms. Tastefully finished throughout, the interior offers modern comfort while retaining a sense of character and charm. The standout feature of this property is its enviable outlook—capturing iconic views over the Abbey, the cemetery, and up toward Jedburgh Castle. Its elevated position provides a true sense of place, connecting residents with the rich heritage of the town while offering a peaceful retreat from everyday life. A rare opportunity to acquire a home in such a sought-after area, this property combines modern living with an exceptional setting—ideal for those who value both convenience and character, available with no onward chain ensuring no onward purchase delays.

## 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

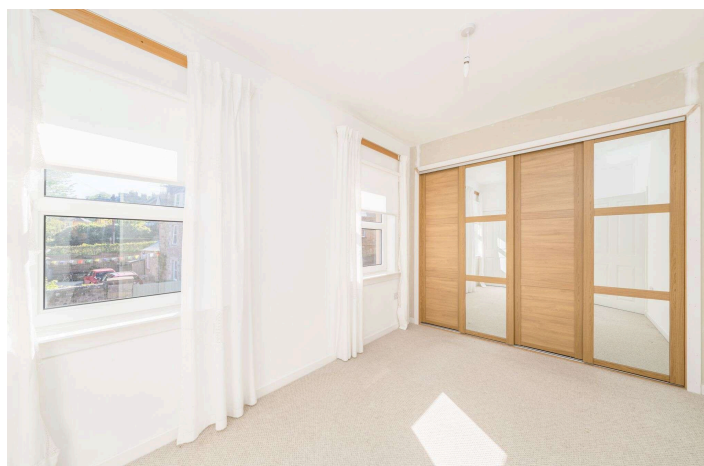
- Historic Location
- Exceptional Views
- Well Appointed, Bright Accommodation
- Tastefully Pairing Character & Convenience
- No Onward Chain

## ACCOMMODATION SUMMARY

Entrance Hall, Living/Dining Room, Kitchen, Two Bedrooms, Bathroom

## 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. 69m2 or thereby.

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## VIEWING & HOME REPORT

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.

## PRICE & MARKETING POLICY

Offers at a Fixed Price: £145,000 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.