



Abbey Mill House
Jedburgh, TD8 6JQ

£695 Per Month



3 bed



1 public



1 bath



Striking and historic property benefits a central position for both the town and excellent transport links. The traditional style property forms the upper two levels of the building, with spacious accommodation, period features and charming views.

Entrance Hallway, Dining Kitchen, Living Room, Study/Third Bedroom, Two Double Bedrooms & Bathroom.

Landlord Registration No. 1444464/355/12072
EPC - D

LARN2504002



Striking and historic property in a central position for both the town and excellent transport links. The traditional style property forms the upper two levels of the building, with spacious accommodation, period features and charming views.

LOCATION

Jedburgh is a picturesque and historic Borders town set amid rolling countryside and defined by its dramatic skyline, dominated by the magnificent Jedburgh Abbey. One of the region's most characterful towns, Jedburgh offers a strong sense of heritage alongside a relaxed lifestyle, making it an appealing choice for homebuyers seeking charm, community, and accessibility.

- **Amenities:** Jedburgh's town centre features a traditional high street with a mix of independent shops, cafés, local services, and everyday conveniences. The town benefits from supermarkets, leisure facilities, and healthcare provision, while its rich history underpins a healthy visitor economy. Key attractions include the impressive ruins of Jedburgh Abbey, Mary Queen of Scots' House, and the surrounding historic streetscape.
- **Schooling:** Jedburgh is well served educationally, with state-of-the-art intergenerational schooling campus from Nursery to Secondary, providing comprehensive education and modern facilities for families in the area.
- **Population:** Jedburgh supports a close-knit and welcoming community of around 4,000 residents. The town enjoys an active calendar of events, clubs, and sporting opportunities, reflecting a strong sense of local identity and community engagement.
- **Transport Connections:** Jedburgh benefits from good road links to other Borders towns and onward routes to Edinburgh and Newcastle. Rail services are accessible via nearby Tweedbank station. The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with the Jed Water and wider Borders landscape adding to the town's lifestyle appeal.

ACCOMMODATION SUMMARY

Entrance Hallway, Dining Kitchen, Living Room, Study/Third Bedroom, Two Double Bedrooms & Bathroom.

ACCOMMODATION

Set overlooking the Jed Water and adjacent to the Abbey, there is plenty of nearby unrestricted off street parking, with the

entrance to the apartment set to the rear of the property. The main door private entrance opens to a stairwell with storage; extending to the apartment accommodation on the first floor. A generously proportioned dining kitchen sits overlooking the town below and allows plenty of space for entertaining, with the living room set along the hall and a further well-appointed room with a useful study or third bedroom opening off. Two further double bedrooms with in-built storage sit on the upper level, with a fully fitted bathroom

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NO,

1444464/355/12072

SERVICES

Mains gas, electric, water and drainage. Gas central heating. Single glazed.

ADDITIONAL INFORMATION

Rent £695 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises. One pet may be considered by the landlord subject to payment of a higher deposit.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details and application form emailed to you. Completing an application form does not guarantee a viewing.

LARN2504002