

# 19 Queen Street

JEDBURGH, BORDERS, TD8 6DN



*Development opportunity in a huge 4  
bed property with 2 public rooms*



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McEwan Fraser Legal is delighted to present this 4 bedroom house in Jedburgh, spread over three floors. The property is a fantastic development opportunity for a stone-built, end-terraced house which is offered to the market chain-free.

The much-loved family home offers excellent internal proportions, with four bedrooms and two public rooms, including a stunning high-ceilinged lounge with dual aspect and a ground floor study.

The property uniquely offers the new owner the scope to upgrade and/or extend the interior, with vast floor areas throughout which can be moulded to create your dream home.

In addition, the property includes a large parking area to the rear and side along with plentiful garden grounds. This is a rare opportunity to acquire a rural house with a generous internal floor area in a fantastic location.

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**Garden Room**







**Lower Kitchen**





# The Lounge







**The Kitchen**







**Bedroom 1**











**Bedroom 2**







**Bedroom 3**











Approximate Dimensions  
(Taken from the widest point)

Study	7.20m (23'7") x 5.10m (16'9")	Bedroom 2	4.80m (15'9") x 4.60m (15'1")
Garden Room	6.50m (21'4") x 5.20m (17'1")	Bedroom 3	4.80m (15'9") x 3.10m (10'2")
Lower Kitchen	5.10m (16'9") x 2.20m (7'3")	Bathroom	2.60m (8'6") x 2.10m (6'11")
Shower Room	2.40m (7'10") x 1.80m (5'11")	Gross internal floor area (m <sup>2</sup> ): 206m <sup>2</sup> EPC Rating: E	
Lounge	5.60m (18'4") x 5.20m (17'1")		
Kitchen	5.10m (16'9") x 4.25m (13'11")		
Bedroom 1	5.10m (16'9") x 2.86m (9'5")		
En-suite	2.50m (8'2") x 2.19m (7'2")		





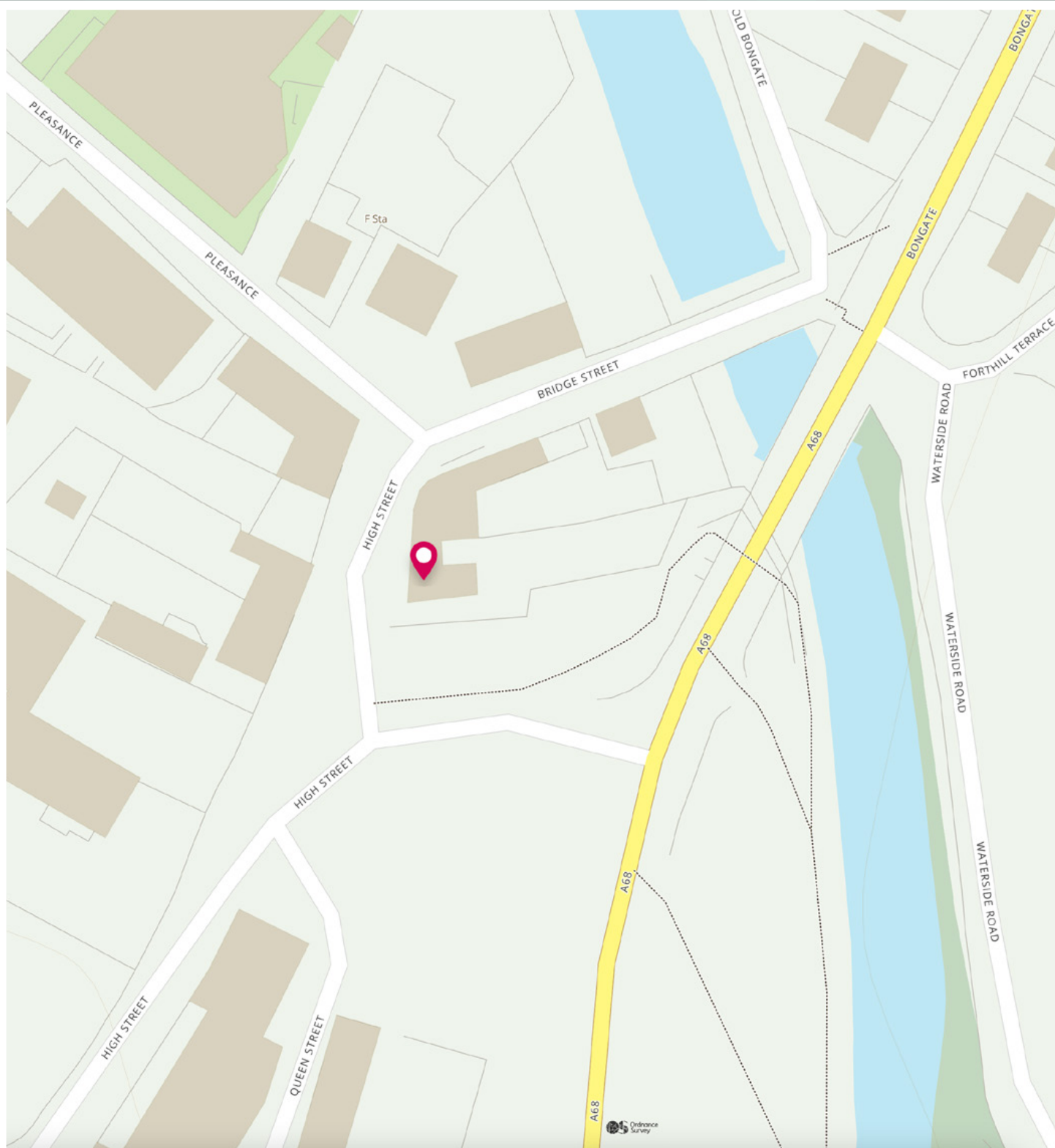




The historic Royal Burgh of Jedburgh is an attractive town with the A68 providing direct access to Edinburgh (48 miles/77 km) and Newcastle-upon-Tyne (58 miles/93 km). Carlisle is 57 miles/92 km away and Hawick, Kelso, Selkirk and Galashiels are all within 20 miles/30 km. Jedburgh lies on the Jed Water, a tributary of the River Teviot. Notable buildings in the town include Queen Mary's House, Jedburgh Castle Jail, now a museum, and the Jedburgh Library. The Borders Railway runs from Tweedbank station 15 miles/24km away, direct to Edinburgh Waverley. Jedburgh offers a quiet, rural life perfect for families looking to get away from the chaotic city centres.

## The Location





# McEwan Fraser Legal

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