



## Close proximity to a historic castle and a Tardis-like layout are only two of the attractions offered by this three-storey Jedburgh townhouse

Amy Wright fell in love with her traditional three-storey terraced townhouse in Jedburgh as soon as she saw the vestibule, with its original part-glazed timber front door and Victorian mosaic tiling. And the rest of the house didn't disappoint either. "It felt warm and welcoming and we were also impressed by the space as the house is much larger than the outside would lead you to believe," she adds.

Amy and her husband Eric bought the property six years ago and in that time they have renovated it to an exacting standard – new kitchen and bathroom, new internal doors, carpeting and flooring amongst other things. They have also re-decorated throughout and landscaped the garden, which now includes a large paved suntrap patio that can be accessed from French doors in the dining room. Beyond, the level, fully enclosed child-friendly garden is a major attraction in its own right, with lawns, built-in seating, feature sandstone wall and plenty of space for a vegetable garden.

Built in the 1800s, the townhouse is situated in the heart of the town, close to the historic castle and other attractions that justify Jedburgh's reputation as the 'jewel of the Borders'. The rooms are well proportioned, with high ceilings and original features, most notably ornate plasterwork and beautiful wood-panelled windows and doors.

The ground floor layout includes an attractive hall with decorative archway and plasterwork, large living room, dining room, spacious and superbly well-fitted kitchen and separate utility. Upstairs on the first floor – the staircase concealed behind a door at the far end of the hall – is a family bathroom, separate fully tiled re-fitted shower room, and three bedrooms – two double size and one single.

But the best is yet to come; a staircase on the first floor landing leads up to a fabulous 20ft master bedroom and en suite bathroom on the second floor. The bedroom's dormer window has a built-in window seat, a necessary addition given the breathtaking views out across the historic red stone abbey, parish church and town in general.

There are features at every turn in this spacious family home. The two public rooms are particularly attractive, connected by a large four-section timber door which, when fully opened, turns the cream-carpeted living and dining rooms into a 28ft space with direct access to the patio and garden – a stunning area for parties and entertaining, especially during the summer months. These two rooms also have some lovely original features. The living room has a decorative cornice, recessed display alcove and cupboard, a front-facing double-size panelled window and a limestone fireplace with timber mantel and inset Living Flame gas fire. The dining room, which is marginally the larger of the two, also has a display alcove and cupboard, plus a large, walk-in under-stairs cupboard with lighting and hooks for coats.

A partially glazed door connects the dining room and kitchen, the latter re-fitted to include hand-made cream-painted Shaker-style wall and floor units and solid oak worktops.

Other features include a black Rangemaster stove with a five-ring gas hob, double oven and grill nestled in a tiled recess with a solid oak mantel, the latter also incorporating an extractor fan. The floor and splashbacks are tiled in natural slate, their variegated colours an ideal contrast to the natural oak.

The bespoke kitchen also has an integrated dishwasher, two deeply recessed windows, and recessed halogen lighting. Unusually large, the adjoining utility room is fitted in identical style, its space currently housing fridge, freezer and laundry appliances.

The two double bedrooms on the first floor are both over 15ft long, one of which has a built-in window seat to make the most of the beautiful outlook across the rear garden to the countryside beyond; the other is fitted with cream-painted Shaker-style wardrobes and storage cupboards. This room also has a connecting door to the single bedroom, which would make an ideal nursery or study. The top-floor master bedroom has a fitted wardrobe and shelving, while the partially wood-panelled en suite bathroom includes an over-bath shower and access to eaves storage.

The Wrights have created a beautiful family home finished to a very high standard throughout. Conveniently situated in one of the most desirable residential areas of the town, this property's features, coupled with the child-safe enclosed rear garden and off-street private parking at the front, makes it an all-round winner.

**56b Castlegate  
Jedburgh**  
Fixed Price £239,000  
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