

Jedburgh

Call: 01835 863 202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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Eden House

Lanton Road, Jedburgh, TD8 6BL

Unlock a truly unique world of charm and character with this substantial yet elegant Georgian home. Offering a surprising level of privacy with its elevated position, Eden House overlooks the stunning Royal Burgh of Jedburgh with views extending over the Jedburgh Abbey and breath-taking countryside. Presented in immaculate condition, the dwelling extends to an impressive 261sqm, and offers the buyer a versatile layout within the six bedroom, detached home.



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Lanton Road, Jedburgh, TD8 6BL

DESCRIPTION:

The traditional stone built property was constructed circa 1893, but has been sympathetically modernised over the years to provide the fantastic level of accommodation now being offered. Accessed via a gated entrance, Eden House is engulfed in private, secure garden grounds and exudes an air of grandeur. The ground elevation currently provides an impressive level of living accommodation inclusive of four reception rooms, a dining kitchen, utility and WC – most of which are adorned with period features and graced with striking bay windows. Moving to the first floor, Eden House offers thoughtfully placed sleeping accommodation inclusive of four double bedrooms, one of which benefits from an en-suite bathroom, a study and family bathroom with separate shower and bath. The attic floor, accessed via a concealed doorway, provides a further two bedrooms and dressing areas. Ideally suited to the family, or those looking to move into the area, Eden House demands to be viewed to be fully appreciated.



LOCATION:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

FIXTURES AND FITTING:

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

SERVICES:

Eden House is supplied with mains gas, electricity, drainage and water with the beneficial addition of a 7.4KW EV Charger in the driveway.

EPC:

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VIEWING ARRANGEMENTS:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202..





Eden House, Lanton Road, Jedburgh

Approximate Gross Internal Area = 260.4 sq m / 2803 sq ft

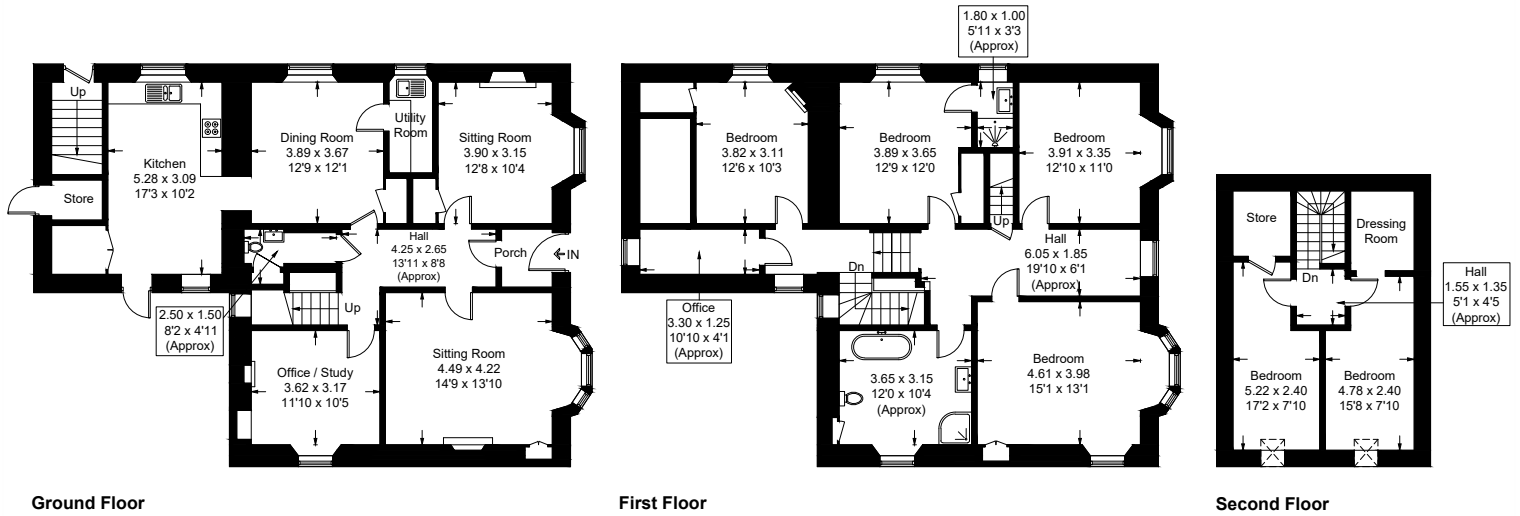


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1031036)

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Interested in this property?
Jedburgh
Call 01835 863 202

38 High Street, Jedburgh, TD8 6DQ

Fax: 01835 864 016

Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

HOME REPORT VALUES:

£550,000.00

OFFERS:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

WHAT3WORDS:

///seashell.synthetic.represent



Full members of:





Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.