

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Lanton Tower Cottage,

Lanton, Jedburgh, TD8 6SU

OIRO £440,000



Welcome to Lanton Tower Cottage, a breath taking detached home located in the sought after rural hamlet of Lanton. Set in a most picturesque, tranquil landscape, a short two miles from Jedburgh, the stunning three-bedroom home offers a highly versatile layout and is presented to the market in move-in condition. Adorned with a mix of period features and modern charm, Lanton Tower Cottage was originally constructed in 1890 but has been extended, altered and modernised throughout the years to provide the current level of accommodation. Viewings are considered essential to fully appreciate.



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Location:

Lanton is located approximately two miles from Jedburgh. 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.



Description:

Extending to an impressive 200sqm, Lanton Tower Cottage enjoys a deceptive level of internal accommodation, graced with an abundance of natural light cascading throughout. The ground elevation internally comprises an entrance hallway, lounge, dining kitchen, dining room, rear hallway and a very well presented shower room as well as a mezzanine level sitting room/bedroom accessed from the lounge. Moving to the upper elevation, the property offers two generously proportioned double bedrooms and the family bathroom as well as a further study/occasional bedroom being located within the attic floor.

Externally, the picture perfect cottage enjoys plentiful, yet easily maintainable, garden grounds to the front, side and rear that comprise the perfect mix of patio area and lawn. These grounds are bordered by original stone built walls, mature hedges and fencing – offering a highly private aspect to the new buyer. In addition, the property boasts off-street parking by way of a private driveway to the side.

Ideally suiting those looking to buy their long-term family home, those looking to escape a busy city lifestyle and relax in a semi-rural location or those in need of a property versatile enough to provide them with an at home work space. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage. Oil fired central heating.

EPC:

E

Viewings:

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

Home Report Value:

£440,000.00

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.

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Approximate Gross Internal Area = 181.5 sq m / 1954 sq ft
 Mezzanine Floor = 22.3 sq m / 240 sq ft
 Total = 203.8 sq m / 2194 sq ft



Intended for identification purposes only, measurements are approximate, call to view. Example: 100x100cm (3'11" x 3'3")

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 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
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 Langholm, Tel 013873 80482
 Annan, Tel 01461 202 866/867

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.