

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## The Croft,

Lanton, Jedburgh, TD8 6SU

**OIRO £395,000**



Those seeking a truly turnkey, inviting home need look no further than The Croft, Lanton. Constructed approximately 50 years ago, and extending to a generous 167 sqm, the three bedroom detached bungalow offers an incredible opportunity to the new buyer. Having undergone extensive renovation and reconfiguration in recent years, the home is adorned with modern fixtures and fitting throughout and would be ideally suited to those looking for their forever home or those in need of a property that can support a working from home lifestyle. Situated within a sizeable plot, viewings are considered essential to fully appreciate the unique space on offer at The Croft.





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Lanton, Jedburgh, TD8 6SU

OIRO £395,000





**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:**

Comprising an entrance hallway, lounge with adjoining conservatory, open plan kitchen, dining room and snug, family bathroom, principal bedroom with en-suite shower room, two further double bedrooms and further WC, this property offers fully comprehensive family accommodation. In addition to the internal living space, The Croft enjoys an abundance of internal and external storage facilities, as well as a very well-proportioned double garage to the side. Externally, the dwelling is encircled within beautifully maintained garden grounds that are mostly laid to lawn and patio and bounded by mature trees, shrubs and fencing whilst also benefiting from an abundance of off-street parking within the tarmac driveway.

**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:**

£395,000.00

**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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**The Croft, Lanton, Jedburgh, TD8 6SU**

Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID1096032)

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38 High Street,  
Jedburgh, TD8 6DQ  
Phone: 01835 863202  
Fax: 01835 864016  
Email: jedburgh@cullenkilshaw.com

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

Also At:

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Langholm,	Tel 013873 80482
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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.