

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Yethead,

Lanton, Jedburgh, TD8 6SU

**Offers Over £395,000**



Home to truly mesmerising views over the Borders countryside, Yethead is an incredibly unique three bedroom home. Extending to a generous 138sqm, the detached dwelling is arranged over three levels and brings a most exciting opportunity to the new buyer. Surrounded by private, enclosed garden grounds, Yethead is presented to the market in move-in condition whilst allowing a buyer to modernise through time, if they so wished. Ideal for the family, those looking to pull away from city life, or those in need of a home that can support a working from home lifestyle, Yethead truly requires to be viewed to be fully appreciated.





# Yethead,

Lanton, Jedburgh, TD8 6SU

Offers Over £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:**

Boasting a versatile and well-executed floor plan, Yethead comprises an entrance hallway, dining kitchen and single bedroom/study on the ground elevation, with the impressive lounge and generously proportioned conservatory being located on the half landing towards the rear of the home. The sleeping accommodation is situated on the second floor, comprising two double bedrooms, one of which benefits from an en-suite shower room, and the family bathroom with separate bath and shower cubicle.

Externally, Yethead offers extensive garden grounds that encircle the home, laid with a mix of soft and hard landscaping in addition to a small pond and numerous outbuildings, the grounds benefit from a particularly private aspect and breath-taking elevated views over Fatlips Castle, the Minto Hills, and the Eildon's. Further benefits include the detached single garage, multi car driveway and the overall tranquil atmosphere of the hamlet of Lanton.

**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 system.

**EPC:**

D

**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:**

£435,000

**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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### Yethead, Lanton, Jedburgh, TD8 6SU

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1101536)

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

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Selkirk,	Tel 01750 723 868
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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.