

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## **2 The Loan,** Lanton, Jedburgh, TD8 6SX

**Offers Over £285,000**



Graced with stunning countryside views, and situated within a highly sought after semi-rural location, 2 The Loan, Lanton is brought to the market in turnkey condition. Constructed approximately 120 years ago, and extending to a comfortable 90sqm, the stunning three-bedroom semi-detached home would be the ideal purchase for the family, holiday home investor or those looking to enjoy a quiet lifestyle. Viewings are considered essential to fully appreciate.

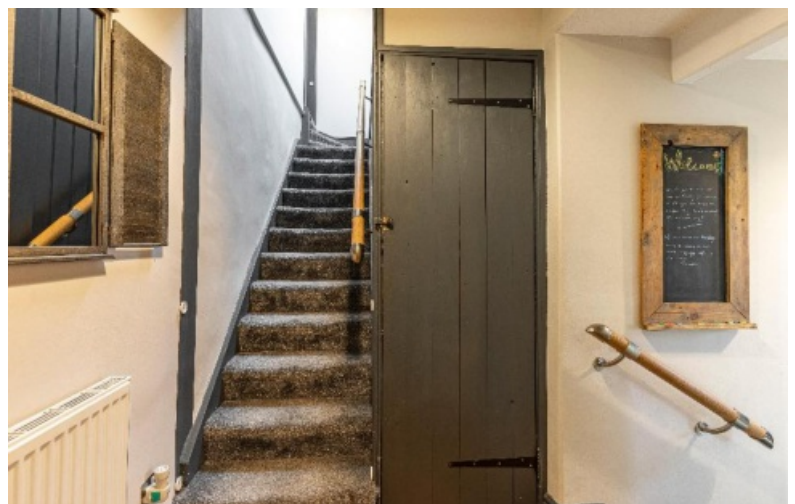


## 2 The Loan, Lanton, Jedburgh, TD8 6SX

Offers Over £285,000

### 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:**

Currently the attractive dwelling comprises an entrance hallway, lounge, kitchen, utility room, family bathroom and dining room/third bedroom on the ground floor as well as the landing, master bedroom with ensuite bathroom, bedroom two and walk in wardrobe on the first floor – offering fantastic accommodation to the buyer. Additionally, previous planning permission has been sought and granted to erect a kitchen extension, which should particularly appeal to those that are seeking a turnkey home that offers wonderful future renovation prospects. Externally, the property sports a generously sized garden, mostly laid to lawn with the additional benefit of a large stone chipped driveway and double garage.

Most recently utilised as a Holiday Cottage, 2 The Loan should not only appeal to those looking for a long term home, but also to those looking to expand their holiday lettings portfolio as the property has proven to be a highly profitable, successful investment in recent years, and has the added benefit of a transferable Scottish short term let license .

Planning permissions previously sought and granted for alterations and extension to dwellinghouse - 21/00108/FUL

**Services:**

Mains electricity, water and drainage. Oil central heating. The property also benefits from modern smart lighting and solar panels.

**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:**

£285,000.00

**Offers:**

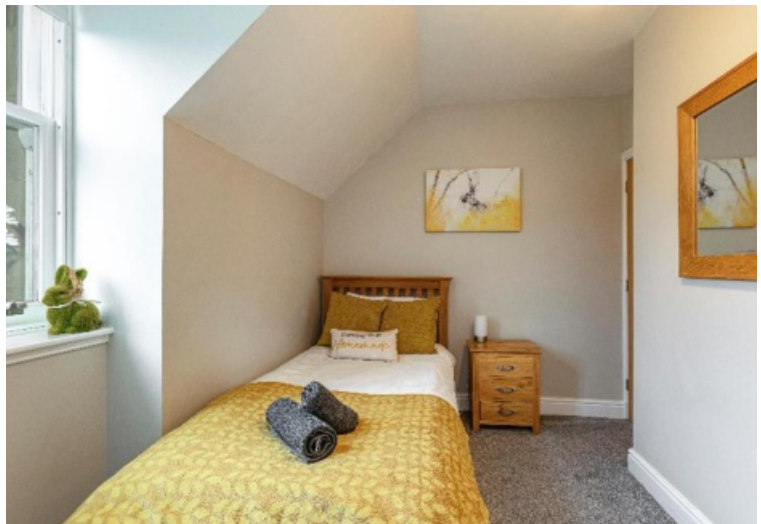
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves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

**Fixtures and Fittings:**

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



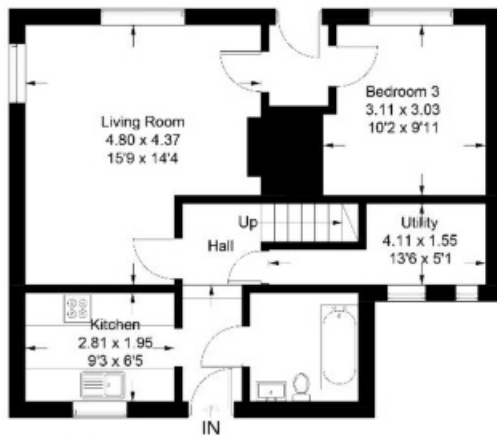
WWW.CULLENKILSHAW.COM



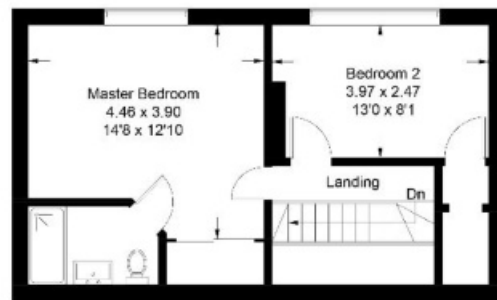


## 2 The Loan, Lanton

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID809845)

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

**Jedburgh Call 01835 863202**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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:

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
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.