

**Jedburgh**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Oakbank, Camptown, Jedburgh

TD8 6PN

**Guide Price: £285,000**



Oakbank is a stunningly bespoke detached property located just a short distance from the town of Jedburgh, in the small hamlet of Camptown. The property enjoys a rural yet very accessible location, situated on the main A68 trunk road through the Scottish Borders. Benefiting from beautiful views, the accommodation is deceptively spacious, boasting a versatile layout and is presented in immaculate order throughout





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## GROUND FLOOR

Hallway  
Lounge / Diner  
Kitchen  
Dining Room  
Shower Room  
Bedroom One  
Bedroom Two  
Bedroom Three  
Sun Room

## FIRST FLOOR

Bedroom Four with Balcony  
En-Suite





**Situation:**

The property is located in the small hamlet of Camptown, just a few minutes drive from the popular town of Jedburgh where there is a good range of shopping and leisure amenities, health centre along with primary and secondary schooling. The main A68 trunk road through the Scottish Borders runs through Camptown which makes many of the surrounding Borders towns and villages within comfortable commuting distance.

**Description:**

Oakbank is a stunningly bespoke detached property located just a short distance from the town of Jedburgh, in the small hamlet of Camptown. The property enjoys a rural yet very accessible location, situated on the main A68 trunk road through the Scottish Borders. Benefiting from beautiful views, the accommodation is deceptively spacious, boasting a versatile layout and is presented in immaculate order throughout. Also sporting multiple reception rooms, modern fittings and fixtures throughout, a large private garden surrounding the property and ample off street parking, Oakbank would be the perfect family home - overall comprising of an entrance hallway, lounge, two dining areas, kitchen, shower room, three bedrooms with a further bedroom on the first floor with en-suite and sun room to the rear. Early viewings are highly recommended to fully appreciate as well as avoid any and all disappointment.

**Fixtures and Fittings:**

All floor coverings, curtains, bathroom fittings, kitchen fittings and light fittings are included within the sale.

**Services:**

Mains water & drainage, electricity and oil.

**EPC:**

E

**Viewings:**

Strictly by appointment with Cullen Kilshaw.

**Local Authority:**

Scottish Borders Council

**Home Report Value:**

£285,000.00

**Directions:**

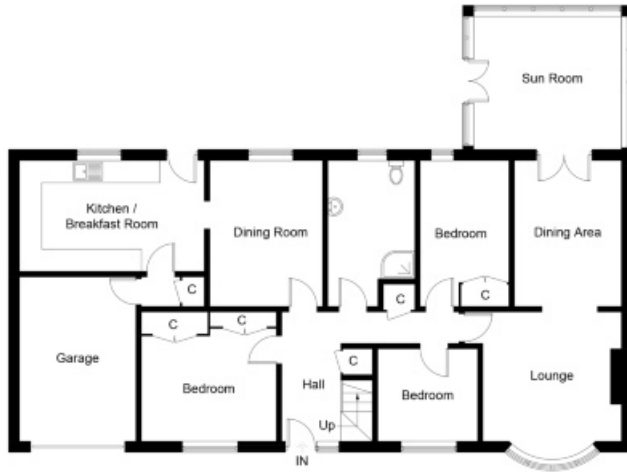
Leave Jedburgh on the A68 towards Newcastle. Continue on this road for 6 miles passing the Jedforest Hotel on route. The small hamlet of Camptown will appear on your left hand side. Take the first junction between the cottages and Oakbank will be on your left.

For Sat Nav users, the postcode is TD8 6PN

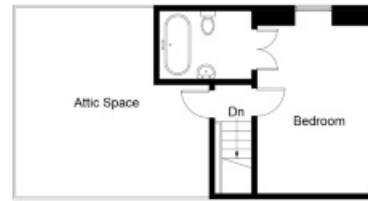




### Oakbank, Camptown, Jedburgh



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (10545415)

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

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