

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Springvale, Lanton Road, Jedburgh

TD8 6BL

Guide Price: £270,000



**** £10,000 UNDER HOME REPORT VALUE ****

Springvale is a substantial four / five bedroom property located in the heart of Jedburgh, tucked away enjoying a peaceful setting yet within easy reach of all town centre amenities. The property has recently been redecorated throughout to a high standard and boasts quality kitchen (with superior storage space) and bathroom fittings, making this a superb family home which is ready to move into.



Springvale, Lanton Road, Jedburgh

TD8 6BL

Guide Price: £270,000

Ground Level

Hallway 5.55 x 2.84m

Lounge 5.86 x 4.43m

Kitchen 5.71 x 4.54m

Dining Room 4.38 x 3.50m

WC 1.49 x 1.30m

Cloakroom 2.07 x 1.10m

Study / Bedroom Five 3.38 x 2.19m

First Floor

Landing 3.68 x 1.02 (+) 3.20 x 2.04m

Family Bathroom 3.02 x 2.29m

Master Bedroom 4.90 x 3.03m

En-Suite 3.30 x 2.08m

Bedroom Two 3.67 x 3.64m

Bedroom Three 3.62 x 3.59m

Bedroom Four 3.13 x 2.19m

Basement

Basement Room

Coal Store

Parking

Two garages at basement level (3.10 x 4.92m each)

One private car space at front of house



Situation:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also 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, Mary Queen Of Scots House 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. Jedburgh will also soon be home to the new, £35 million, intergenerational school campus which is expected to open in March 2020.

Description:

Springvale is a substantial four / five bedroom property located in the heart of Jedburgh, tucked away enjoying a peaceful setting yet within easy reach of all town centre amenities. The property has recently been redecorated throughout to a high standard and boasts quality kitchen (with superior storage space) and bathroom fittings, making this a superb family home which is ready to move into. Overall the property consist of a hallway, lounge, kitchen, WC, cloakroom and study / fifth bedroom on the ground floor; landing, family bathroom, master bedroom with en-suite and three further bedrooms on the first floor and also a basement store room/work shop and coal store at basement level. The layout is spacious and well planned, with the large dining kitchen being of particular note, and benefits from superb natural light. Outside, there is a courtyard style garden to the front of the property with a pull in bay providing a convenient private parking space for one car. There is also additional parking in the two garages located at basement level.

Fixtures and Fittings:

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

Services:

Mains water and drainage, gas central heating and electricity.

EPC:

D

Viewings:

Viewings come highly recommended in order to fully appreciate. To arrange an appointment to view, please contact the selling agent Cullen Kilshaw Jedburgh on 01835 863202.

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.

Home Report Value:

£280,000.00



Interested in this property?
Jedburgh
Call 01835 863202

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

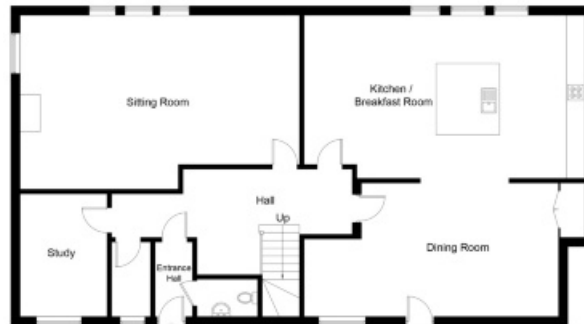
Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Springvale, Lanton Road, Jedburgh.



First Floor



Ground Floor

Illustration for identification purposes only. measurements are approximate. not to scale. floorplans@sketch.com © (D608388)

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.