

**Jedburgh**  
Call 01835 863202

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**Lower Apartment Rosebank House,  
Lanton Road, Jedburgh, TD8 6SD**



Lower Apartment, Rosebank House presents a charming and characterful ground floor flat that blends the appeal of a historic property with the convenience of modern living. Located in the heart of Jedburgh, this 150-year-old home is one of only two apartments within a converted three-storey house and attached cottage, offering both privacy and a strong sense of community.

Boasting a generous internal floor area of approximately 87m<sup>2</sup>, the apartment offers light-filled rooms with a warm, inviting atmosphere. The accommodation is well laid out with a spacious living room, a fully equipped kitchen, and two comfortable bedrooms, each offering the ideal balance of practicality and character. The property's age is reflected in the delightful period details throughout, which enhance its charm while maintaining modern functionality.

Outside, the property enjoys its own private garden grounds, beautifully landscaped with a combination of hard and soft features. The garden, set on a gently sloping site and enclosed by sturdy masonry walls, provides a peaceful, private retreat, perfect for relaxing or entertaining. The apartment is well-positioned with convenient access to off-street parking, offering ease of access to local amenities and transport links.

The property also benefits from an impressive Home Report with minimal category 2 issues, providing peace of mind for prospective buyers.

## Tenancy and Return on Investment

Currently tenanted, the lower apartment offers an immediate rental income for any investor looking for a property with a strong return on investment. Should vacant possession be required, this can be arranged at the point of purchase, offering flexibility depending on the buyer's needs.

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Approximate Gross Internal Area = 87.1 sq m / 937 sq ft

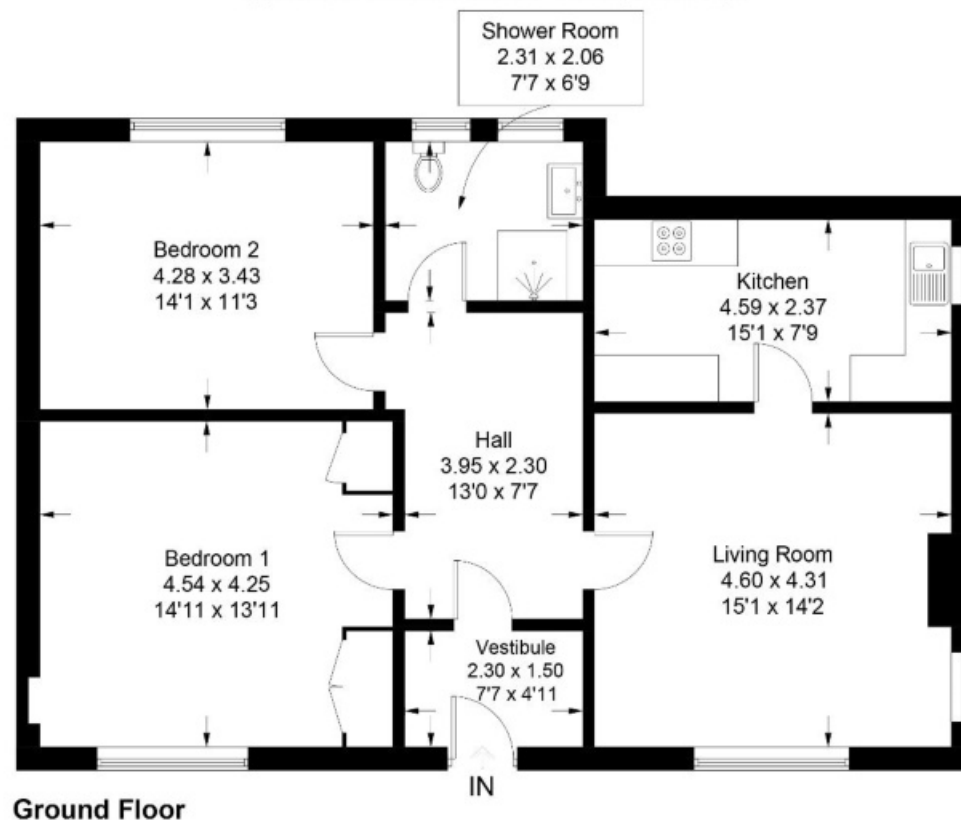


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1254499)

### Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

### Home Report Value | EPC

£150,000 | EPC: D

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

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

### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact 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.

**Interested in this property?**  
**Jedburgh**  
**Call 01835 863202**

38 High Street,  
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Phone: 01835 863202  
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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 |
| Tranent,    | Tel 01875 611211      |



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.