

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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



Nestled in one of Jedburgh's most sought-after residential areas, Rosebank House offers the perfect blend of period charm and modern comfort. Set across the first and attic floors of a beautifully converted three-storey dwelling, this apartment boasts a wealth of original features, all presented in stunning condition.

Entering the property, you're greeted by an inviting entrance hallway and staircase that leads up to the main accommodation. The first floor opens to a spacious reception hallway that connects to a generous living room with elevated views over the town, and a separate dining room ideal for entertaining. The kitchen, offering modern fittings while maintaining the property's period character, is perfect for both everyday living and special occasions. A study and a well-proportioned bedroom complete this floor, along with a bathroom featuring WC and wash hand basin.

Upstairs, the attic floor provides two further charming bedrooms, each with distinctive angled ceilings, along with a newly appointed shower room. The entire apartment has been carefully updated to combine modern living with the warmth and character of its historic roots.

With a generous internal floor area of 146m², this apartment provides ample space to live comfortably while enjoying the elevated views of Jedburgh and the surrounding countryside. Outside, the private garden is a perfect retreat, with a mix of hard and soft landscaping, all enclosed by traditional stone walls. On-street parking is currently available, with the added potential for private parking via the driveway, subject to separate negotiation with the current owners.

Perfectly positioned just a short stroll from the town centre, Rosebank House is a truly exceptional home that balances quiet residential living with easy access to all the amenities Jedburgh has to offer.

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Approximate Gross Internal Area = 146.0 sq m / 1572 sq ft

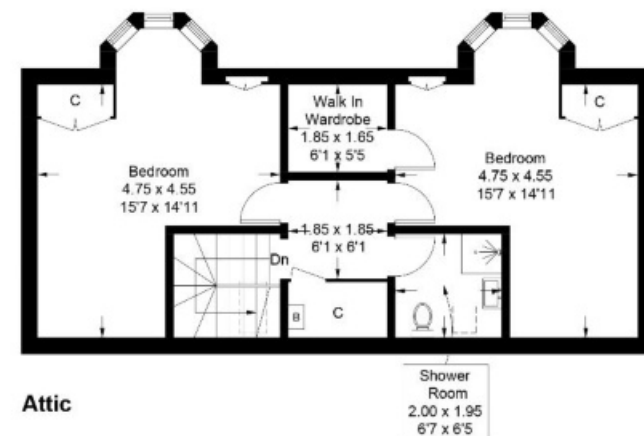
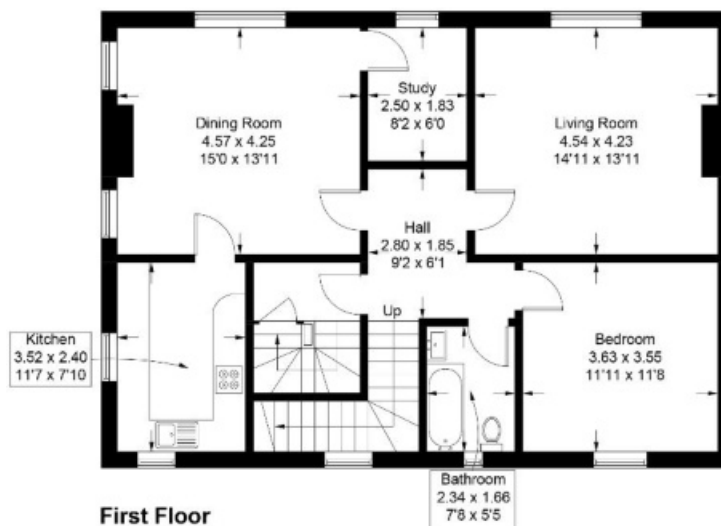


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254498)

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

£240,000 | EPC: E

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

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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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