

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**8 Lothian Road,
Jedburgh, TD8 6LA**



Presented in immaculate condition, 8 Lothian Road offers an excellent opportunity for first-time buyers, families, or those seeking to downsize. Extending to approximately 97sqm, this charming home comprises an inviting entrance hallway, a spacious lounge, and a recently installed, modern kitchen. The ground floor further benefits from a bright sunroom with utility space, a family shower room, and a generously sized double bedroom.

Upstairs, the property features two well-proportioned double bedrooms, each with built-in storage, offering ample space and functionality.

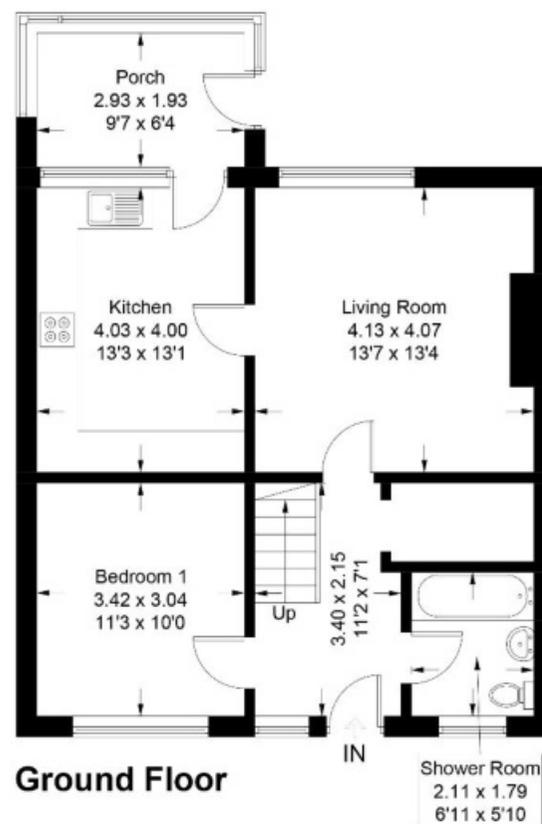
Externally, 8 Lothian Road boasts well-maintained, fully enclosed rear gardens, providing a private and peaceful space ideal for relaxing or alfresco dining. The front garden is well landscaped with vibrant shrubbery, and on-street parking is plentiful.

Perfectly situated in a sought-after location, close to the Intergenerational Campus and excellent transport links, this home is ready to move into and offers the ideal blend of comfort and convenience.

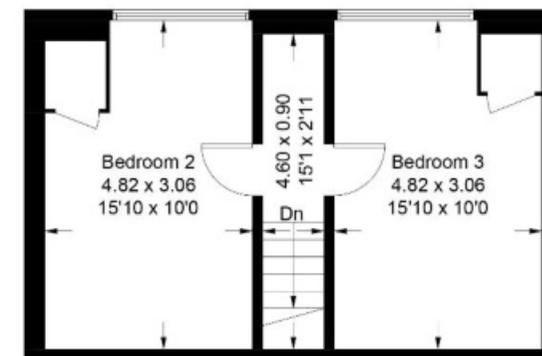
Viewings are highly recommended.

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Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276975)

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

£145,000 | 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

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

Also At:

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Jedburgh,	Tel 01835 863 202
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Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
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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.