Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Flat 8 Springfield, Lanton road, Jedburgh, TD8 6RZ













Forming part of an attractive converted former mill building, this spacious two-bedroom first floor apartment offers character, generous accommodation and excellent value within a well-established residential setting in Jedburgh. Dating from circa 1850 and thoughtfully converted for residential use, the property enjoys the charm of a period building whilst benefiting from modern conveniences and communal outdoor space.

The well-proportioned accommodation comprises an entrance hallway, bright and welcoming lounge, fitted kitchen, spacious bathroom and two bedrooms, providing comfortable living space ideally suited to first-time buyers, downsizers or investors alike. Extending to approximately 80sqm, the property offers notably generous room proportions throughout.

Externally, residents enjoy access to communal garden grounds and a communal car park, while a useful external store provides valuable additional storage. The property is conveniently positioned within easy reach of Jedburgh's amenities, shops, leisure facilities and transport links.

Offering a combination of character, practicality and affordability within a distinctive converted building, this appealing apartment represents an excellent opportunity to secure a spacious home in a desirable Borders town.

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Approximate Gross Internal Area = 87.0 sq m / 936 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346477)

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
£100,000 | EPC: C

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.

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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
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.