



Craigwood is the most attractive three-bedroom detached bungalow situated in the charming and popular village of Lanton, which lies only a couple of miles from the historic town of Jedburgh.

Set in approximately half an acre of ground it offers an excellent degree of privacy with the most charming and well stocked garden.

Internally, the property lies across one level and comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a dining room, a breakfasting kitchen, a conservatory and a utility room. There are two attic spaces and an abundance of fitted cupboards and wardrobes offering excellent storage options.

Externally, the property benefits from a private driveway with parking for several cars to the front of the integral garage. With garden ground to the front and side, the majority of the garden lies to the rear and is a real feature of this property. Mainly laid to lawn there are a number of mature trees and specimen shrubs which include a large vegetable garden and small orchard with a number of different fruit trees. There is a patio area, and a pond plus access from the conservatory which overlooks the garden.

Most Border towns are readily accessible from this location, as are Newcastle and Edinburgh via the A68, which both have international airports. The new Borders Railway, running from Tweedbank to Edinburgh is approximately fourteen and a half miles away.

Edinburgh 46.5 miles. Jedburgh 2.5 miles. Denholm 5 miles. Newcastle 59 miles.

(All distances are approximate)

Location:

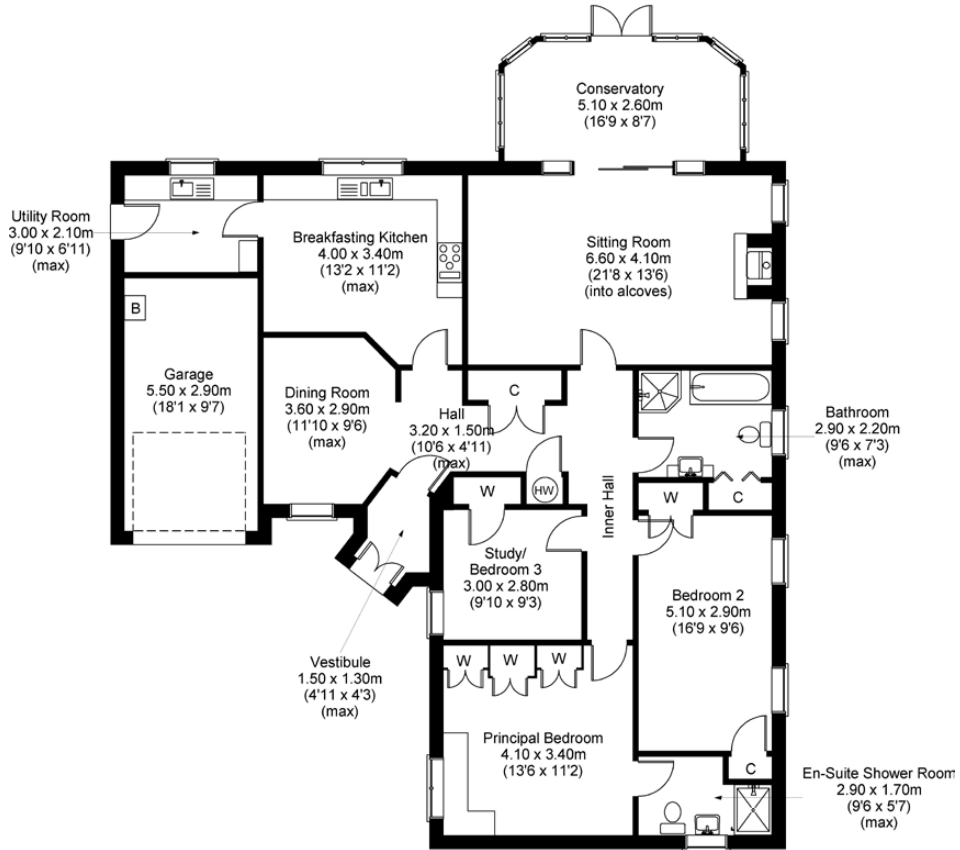
Craigwood is located in the charming village of Lanton which lies just over two miles from the historic Borders town of Jedburgh, home to "Mary Queen of Scots' House" and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque town.

Local amenities are easily accessible with a wide range of shops and restaurants up and down the High Street, and a selection of smaller shops are also available in the nearby village of Denholm. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and National Hunt racing. Golfing is available at a number of excellent courses including the nearby Roxburgh championship course, and swimming is close at hand in the nearby Laidlaw Memorial Pool in Jedburgh. Local tourist destinations include Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre. Schools include the local primary and the Jedburgh Grammar School, with the renowned St Mary's Preparatory School which is located in Melrose. Conveniently located, Lanton is a short distance from the A68, which is the main road linking Newcastle and Edinburgh. The major Border towns are within easy driving distance, and Jedburgh is conveniently placed for easy access to all major routes north and south bound with regular scheduled flights from Edinburgh and Newcastle to a number of UK and European destinations, as well as a mainline railway links at Berwick-upon-Tweed, and the new Borders Railway which runs from Tweedbank to Edinburgh only fourteen miles away.



Craigwood, Lanton, Jedburgh TD8 6SU

Approximate gross internal area 1838 sq ft - 171 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD8 6SU

Coming from the North take the A68 South passing through St. Boswells and turn right onto the A698, which is immediately after the bridge over the River Teviot, and signposted Hawick and Denholm. After travelling a further 1.5 miles turn left, signposted Lanton and follow the road into the village. Take the first available right turn and after approximately fifty yards turn left onto the driveway of Craigwood, which is the second house on the left.

Coming from the South take the A68 through Jedburgh and continue North until reaching the left turn onto the A698 signposted Hawick and Denholm, and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, oil fired central heating, bottled gas for hob, solar panels, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

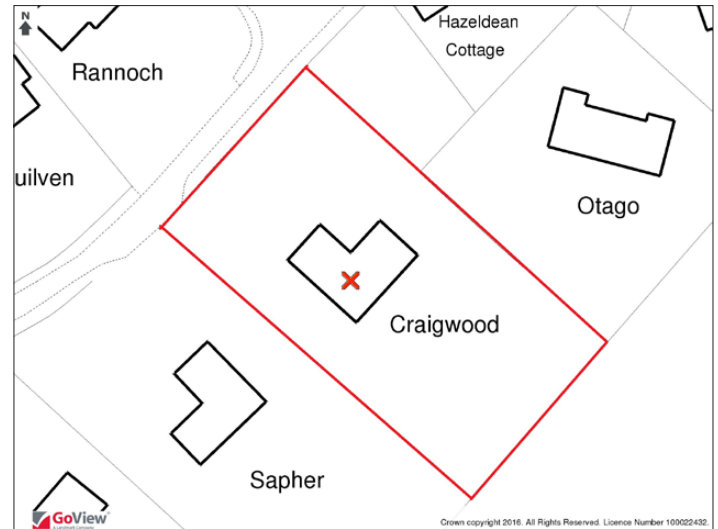
EPC Rating:

Current EPC: C70

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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