



Kutty Stane  
Cottage

**KUTTY STANE COTTAGE**  
JEDBURGH, SCOTTISH BORDERS

## KUTTY STANE COTTAGE, JEDBURGH, SCOTTISH BORDERS

Impressive detached bungalow located in a picturesque rural location.

Jedburgh 1 mile ■ Borders Railway 15 miles ■ Edinburgh 48 miles

- 1 reception room, 4 bedrooms, 2 bathrooms.
- Immaculate family home with integral garage.
- Extensive gardens, affording a good degree of privacy.
- Large detached timber garage/workshop.
- Approximate gross internal floor area 135 sqm.
- Ample parking.
- Eco-friendly biomass system, double glazing.



**Galbraith**

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 **OnTheMarket**



## SITUATION

Lanton is a pretty village located approximately 2 miles to the north of Jedburgh on the northern slopes of Lanton Hill.

Whilst Lanton has a peaceful, rural location, the A68 is within 2 miles of the village and this provides good vehicular access both north to Edinburgh and south to the northeast and north west of England. The Borders Railway at Tweedbank is about 15 miles which provides a regular train service to Edinburgh.

Jedburgh is home to "Mary Queen of Scots' House" and the 12th century, Jedburgh Abbey, both of which are situated in the heart of this picturesque, historic town attracting many visitors throughout the year. Local amenities are easily accessible with a wide range of shops, restaurants, swimming pool and Health & Leisure Centre. 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 Jedburgh's own 18-hole course and the nearby Roxburgh championship course (less than 15 minutes). Jedburgh Grammar Campus which was opened in 2020, provides schooling for all ages.

## DESCRIPTION

Kutty Stane Cottage is ideal for those looking to escape the rush of everyday life to a quieter location, yet accessible to the picturesque town of Jedburgh. Approached from a private driveway, the property extends to about 135sqm and benefits from many fine features including hard wood flooring, quality doors and an eco-friendly biomass system, providing heating and hot water with excellent efficiency.

The lounge is a striking room offering a wealth of natural light from the large window overlooking the front lawn and the wood burning stove is a real focal point of this room. The lounge is open to the kitchen and offers a range of modern wall and base units and integrated appliances, there is also a pleasing space in which to place a dining table overlooking the rear garden. The utility room and integral garage are by the back door. From the hallway, there are four versatile bedrooms, all double in size and equally well presented. All four bedrooms are exceptionally bright and spacious, serviced by a family bathroom and additional shower room.

## ACCOMMODATION

### Ground Floor:

Entrance hallway, lounge/kitchen, utility room, master bedroom, shower room, family bathroom and three further bedrooms. Attic hatch with Ramsay ladder, light and power supply.

### GARDEN (AND GROUNDS)

The garden grounds to front, side and rear elevations are an impressive feature of Kutty Stane Cottage offering a good degree of privacy with lawn and patio seating area, a dream for any keen gardener.

### LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.  
T: 0800 100 1800

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Tenure   | Water | Electricity | Drainage    | Heating                | Council Tax | EPC | Broadband |
|----------|-------|-------------|-------------|------------------------|-------------|-----|-----------|
| Freehold | Mains | Mains       | Septic Tank | Bio-mass boiler system | Band E      | D57 | Available |

### MAINS WATER

\* Mains water is a metered supply provided via Lothian Estates Pumping Station which is invoiced half yearly based on usage.

\* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



### DIRECTIONS

From Edinburgh head south on the A68 and take the A698 towards Hawick. After approximately four miles turn left into the hamlet of Lanton, continue through the hamlet and straight up the hill towards Jedburgh for approximately one and a half miles, Kutty Stane Cottage can be found on the left hand side of the road.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter s, download and use What3Words via the enclosed link [w3w.co/ treaty.touches.wreck](https://w3w.co/treaty.touches.wreck)

### POST CODE

TD8 6RY

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### SOLICITORS

Pike & Chapman, 36 Bank Street, Galashiels, Scottish Borders, TD1 1ER

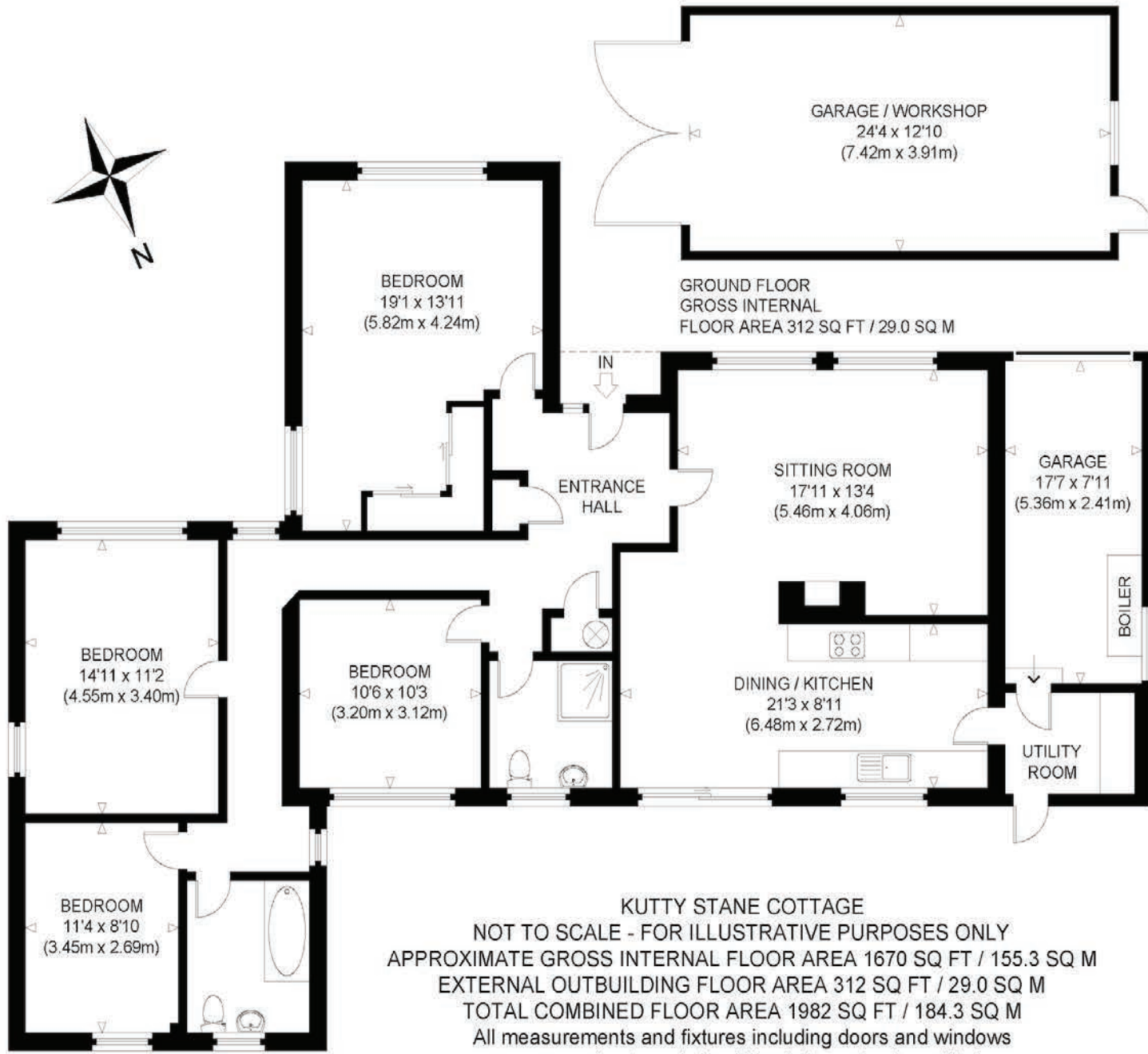
### 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1670 SQ FT / 155.3 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 312 SQ FT / 29.0 SQ M

**KUTTY STANE COTTAGE**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1670 SQ FT / 155.3 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 312 SQ FT / 29.0 SQ M  
 TOTAL COMBINED FLOOR AREA 1982 SQ FT / 184.3 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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