

**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Smiddy Wester Ulston Farm Steading

TD8 6TF

**Guide Price: £370,000**



Brought to the market in impeccable condition is The Smiddy, Wester Ulston Farm Steading, which is located in a semi-rural yet accessible location approximately 1 mile from Jedburgh. Extending to 208 square metres, or therby, this stunning home was built more than 130 years ago, and was converted and completely renovated in 2010 to provide the current layout and accommodation. Overall, The Smiddy is a fantastic addition to the market and would be perfectly suited to any family. Viewings come highly recommended to fully appreciate this remarkable two storey end terraced steading conversion.





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## GROUND FLOOR

Entrance Hallway, Living Room, Family Room, Open Kitchen/Diner, Utility Room and Shower Room

## FIRST FLOOR

Landing/Study Area Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom

## EXTERNAL

Extensive, enclosed private gardens to the front with stunning views over the surrounding countryside. Large stoned driveway to the side.





**Situation:**

The property is situated in a semi rural location approximately 1 mile from the town of Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

**Description:**

Brought to the market in impeccable condition is The Smiddy, Wester Ulston Farm Steading, which is located in a semi-rural yet accessible location approximately 1 mile from Jedburgh. Extending to 208 square metres, or therby, this stunning home was built more than 130 years ago, and was converted and completely renovated in 2010 to provide the current layout and accommodation. Internally the property consists of an entrance hallway, living room, family room, open kitchen/diner, utility room and shower room on the ground floor as well as a landing/study area master bedroom with en-suite shower room, three further bedrooms and a family bathroom on the first floor. Decorated in neutral tones throughout, The Smiddy enjoys bright and spacious accommodation with an abundance of natural light. Externally, the property boasts generous garden grounds that are fully enclosed, perfect for those with children of any age and have stunning views over the surrounding countryside. Overall, The Smiddy is a fantastic addition to the market and would be perfectly suited to any family. Viewings come highly recommended to fully appreciate this remarkable two storey end terraced steading conversion.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains electricity and water. Drainage to a shared septic tank and oil fired central heating.

**EPC:**

C

**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.

**Home Report Value:**

£370,000.00

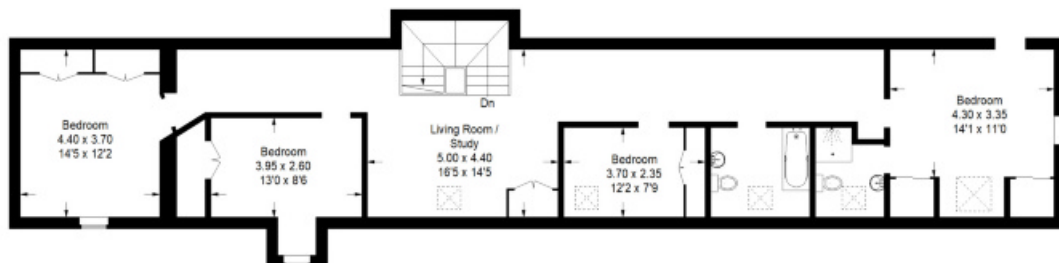
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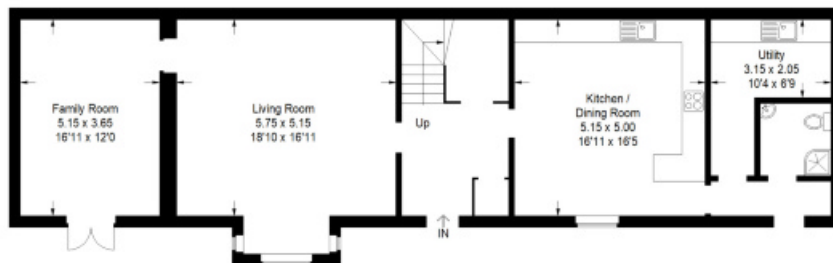


### The Smiddy, Wester Ulston Farm Steading

Approximate Gross Internal Area  
234.3 sq m / 2522 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUnketch.com © 2021 (ID 803426)

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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

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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.