Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Smith's Wynd, Jedburgh, TD8 6DH

Just a stone's throw from the historic Mary Queen of Scots' House, 2 Smith's Wynd is a charming, Category C Listed three-bedroom townhouse nestled in the heart of the picturesque town of Jedburgh. Rich in character and timeless appeal, this beautifully presented home offers a perfect blend of traditional charm and modern comfort, all within easy reach of local amenities.

On the ground floor, you'll find a welcoming entrance hallway and a cosy lounge that opens out to a charming, compact courtyard - a perfect spot for quiet moments or outdoor dining. The kitchen, perfectly proportioned for day-to-day living, serves as an efficient space to prepare meals, while the rest of the ground floor provides ample room for relaxation and entertaining.

The first floor features a spacious master bedroom, a further double bedroom, and shower room. On the second floor, you'll discover the third double bedroom and family bathroom, offering plenty of space for a growing family or guests.

Decorated in neutral, inviting tones throughout, the property enjoys a wonderful mix of semi-modern fixtures and fittings, seamlessly blending with the period charm of the home. Whether you're a first-time buyer, a growing family, or someone looking for a little more space, 2 Smith's Wynd offers a tranquil and characterful base in the heart of Jedburgh.

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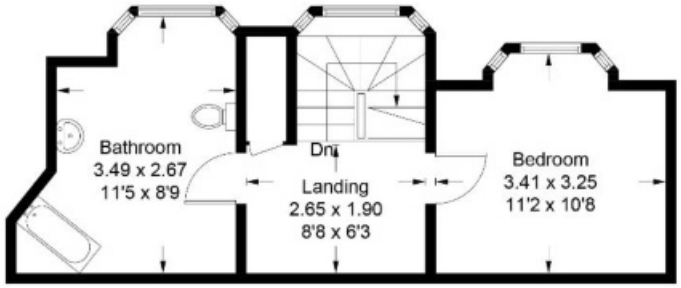
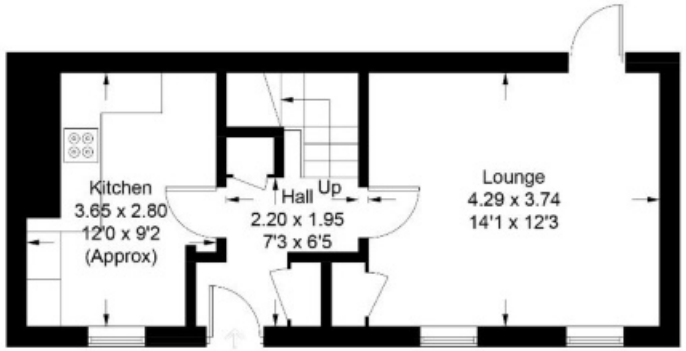
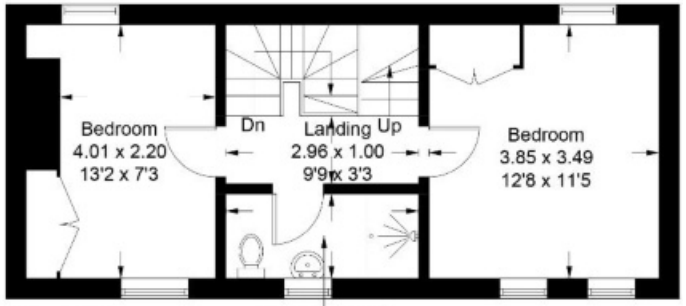
Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft



Second Floor



Ground Floor



First Floor

Shower Room
2.96 x 1.36
9'9 x 4'6

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279764)

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

£160,000 | 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.

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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:

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Jedburgh,	Tel 01835 863 202
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Kelso,	Tel 01573 400 399
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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.