

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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The Dolls House, Smith's Wynd, Jedburgh, TD8 6EP



There are homes that simply provide a place to live, and then there are homes that capture the imagination. The Dolls House is undoubtedly one of the latter.

Built around 2015, this distinctive semi-detached home enjoys a wonderfully characterful design that blends traditional charm with modern comfort. Arranged over three floors and extending to approximately 127sqm, the property offers an exceptional level of accommodation, with four generous bedrooms, two en suites, two Jack and Jill bathrooms and a welcoming living room centred around a charming wood-burning stove.

Particularly appealing is the substantial basement cellar level, a rarely found feature that provides excellent storage and adds a further layer of versatility to this unique home. Whether utilised for practical storage, hobby space or simply as a valuable extension of the home's footprint, it is a fantastic asset.

Outside, private garden grounds create peaceful spaces to relax and unwind, while private parking and external stores add everyday convenience. The attractive façade, complete with its striking red door, lends the home a storybook quality befitting its memorable name.

Positioned in the heart of Jedburgh, The Dolls House is a stones throw away from the renowned Mary Queen of Scots' House and Gardens, along with the town's excellent array of independent shops, cafés and historic attractions. Combining individuality, practicality and an enviable setting, this is a home that leaves a lasting impression from the very first glance.

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Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft

Cellar = 33.2 sq m / 357 sq ft

Total = 161.3 sq m / 1736 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337626)

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

£340,000 | 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.

Interested in this property?
Jedburgh
Call 01835 863202

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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
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Langholm,	Tel 013873 80482
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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.