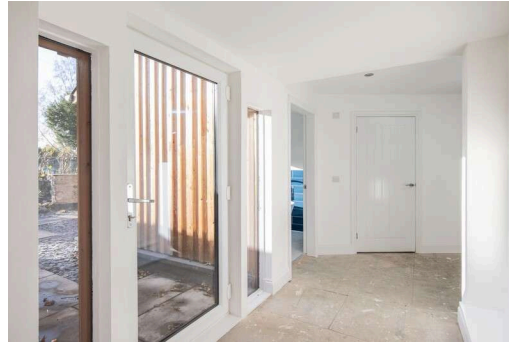




Larch Cottage

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Back Feus, Selkirk, TD7 4LL



A successful contemporary and individual new build, Larch Cottage is a truly unique find, set upon a generous plot and tucked away in a quiet cul-de-sac position within easy reach of the town.



LARCH COTTAGE

Set centrally within the charming town of Selkirk, Back Feus is a quiet traditional street; with no through traffic. Aptly named, Larch Cottage is a striking blend of traditional stone and modern Scottish Larch timber; this split level new build Bungalow has been expertly designed and offers bright and spacious room proportions throughout.

The main entrance opens to a connecting hallway which leads through to the statement open plan kitchen/dining/living room, with high ceiling, stylish charcoal units, island and integrated appliances. This area has a wonderful focus on natural light and would certainly be the heart of any home, perfect for entertaining family and friends. The connecting hallway leads to the main family bathroom with free-standing bath and contemporary tiling. Sitting quietly to the rear of the house lies three generous bedrooms including a master with en-suite shower.

Externally, there are wrap around gardens, with a decked terrace accessed from the living room patio doors, to enjoy the evening sunshine and alfresco dining. A tiered garden is made up of slate and stone wall with the majority of ground being grassed over. A driveway off the cul-de-sac ensures private parking for two vehicles, with the option to create more if desired.

This is a magnificent one of a kind property, ready for any purchaser to mark their own stamp in order to create a truly wonderful forever family home.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

ACCOMMODATION SUMMARY

Open plan kitchen/dining/living, family bathroom, three double bedrooms including master en-suite

HIGHLIGHTS

- Excellent Location within Selkirk
- Bespoke Forever Family Home
- Large Garden & Driveway

SERVICES

Mains gas, electricity, water and drainage. Double glazing.

ADDITIONAL INFORMATION

All floor and wall coverings, light fittings and appliances as viewed are included in the sale. The property is situated within a conservation area. The stone building is Category C Listed.

COUNCIL TAX

Band TBC on completion

ENERGY EFFICIENCY

Rating TBC on completion

MEASUREMENTS

Kitchen/Dining/Living	9.20m x 5.10m
Bathroom	2.40m x 2.15m
Master Bedroom	4.55m x 3.10m
Bedroom 2	4.00m x 2.80m
Bedroom 3	3.95m x 3.05m

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. As this property is a new build, there is no requirement for a home report. To request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers Over £299,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

