

HASTIN^{LEGAL}&S



Greengates

Ettrickbridge

Offers Over £495,000





This stunning country home is set in the heart of the picturesque village of Ettrickbridge, striking a wonderful lifestyle balance with a beautifully upgraded interior & generous riverside gardens.



GREENGATES

Ideally placed in an enviable position with extensive garden grounds, Greengates is centred in the heart of the community of Ettrickbridge - and With easy access to glorious countryside and endless outdoor pursuits, the property is well connected with the vibrant market towns of Selkirk and Hawick. The detached property has been beautifully upgraded and renovated by the current owners, and now presents as a contemporary and stylish home for a family, offering an adaptable layout to suit a variety of needs.

With a choice of public rooms on the ground floor, the main entrance opens to a welcoming hall with attractive wall panelling and access on one side to two well-appointed, ground level bedrooms, each enjoying restorative outlooks across the garden. The striking entertaining dining room is positioned to opposite side of the hall, leading on to the reception areas beyond.

The kitchen is a fantastic blend of old and new with the choice of fittings complementing the feature AGA and exposed brick wall, and providing excellent wall and base unit storage, counter space and a bright dual aspect over the rear garden. Three further rooms link from the rear hall which opens directly onto the patio and garden. Set in the former workshop and providing excellent flexibility as entertaining or family living space, two fantastic public rooms and a useful utility room lead off - with obvious potential for home working or indeed as an annexe style ground level accommodation. Upstairs two generous king size bedrooms are fitted with in-built storage, with a family bathroom across the landing.

Externally the gardens offer all a family or green fingered enthusiast could hope for. With a drive leading off the main village, an attractive frontage is enclosed with dry stone wall and colourful borders and beds, with access round the side of the property to the rear garden. Opening directly from the property the rear garden is landscaped in sections, with a large patio, stretch of lawn, gravelled pathway accessing the double garage, timber outbuilding and parking area. Across the front drive, a further separate and fully enclosed section of ground also belonging to the property provides generous stretches of

garden well established and beautifully mature with charming features including a wildlife pond and secret path to the Ettrick Water.

LOCATION

Ettrickbridge is a particularly picturesque and quaint traditional village, boasting beautiful scenery and with a primary school, strong community spirit and of course, village pub! The Southern Upland Way can be picked up nearby and there are numerous outdoor pursuits including fishing and a scenic golf course. The former County Town of Selkirk lies within the prime catchment area of the Central Borders. The town itself has retained its county charm and has a good range of recreational and educational facilities, restaurants, and shops. A school bus operates from Ettrickbridge to Selkirk, with swift access to the A7 connecting to Edinburgh and within short drive of the local Interchange for the Borders Railway - offering an enviable balance between country living and modern requirement.

ACCOMMODATION SUMMARY

FLOOR: Vestibule, Entrance Hallway, Sitting Room, Dining Room, Kitchen, Utility Room, Family Room, Shower Room with VC and Two Bedrooms. FIRST FLOOR: Landing, Two Double Bedrooms, Bathroom. Enclosed Private Gardens, Parking & Garage.

HIGHLIGHTS

- Beautiful countryside location in a charming and peaceful village.
- Flexible layout to create further bedrooms or workspace.
- Exceptional garden space and plot with mature planting and feature pond, leading down to the Ettrick Water.
- Fully upgraded and renovated interior
- Country features including original ceiling beams, AGA, wood burning stove, panelling and cast iron fireplace.
- Excellent privacy and all level accommodation.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Band E

SERVICES

Mains electricity and water, private drainage. Oil fired central heating. Fully double glazed.

VIEWING & HOME REPORT

Viewings to be arranged strictly through the selling agents Hastings Property Shop, Selkirk on 01750-724160 -Lines open until 10pm 7 days a week. Home Report is available on request or to download from espc.co.uk

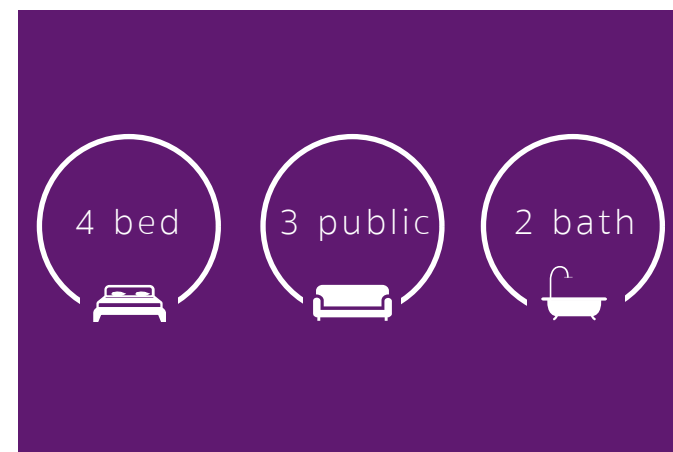
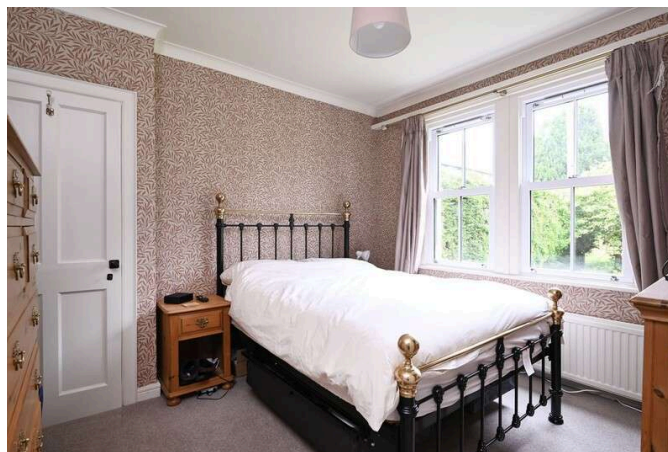
TENURE

Freehold

MARKETING POLICY

Offers over £495,000 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.





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