

LEGAL
HASTIN & S



Old Tinnis

Yarrow, Selkirk, TD7 5JZ

Offers Over £425,000





Nestled amidst the picturesque rolling countryside of Yarrow, this spectacular family home offers a serene retreat; surrounded by generous wrap around gardens, panoramic views and greenery.



OLD TINNIS

The spacious layout of the property includes four bedrooms, designed with comfort and style in mind, which has been thoughtfully renovated and converted by the current owner; hosting bright and airy living spaces with versatile accommodation to suit the ever changing demands of modern family life.

The open-plan living and dining area is complete with multi-fuel stove, creating a warm and welcoming atmosphere with a neighbouring kitchen benefitting plenty of natural light. Above, there is a floored and insulated store with Velux accessed by folding loft ladder. On the ground floor sits a generously sized bedroom that opens directly onto the large conservatory, with wood burner, perfect for enjoying the surrounding views and countryside all year round. An inner hall leads through to a second bedroom, a convenient utility room, shower room and a smaller rear conservatory; ideal for additional living space or relaxation. Upstairs, a spacious gallery landing provides access to two further bedrooms, one of which features an en-suite shower room for added convenience, both benefitting from the wonderful views of the picturesque scenery.

Externally, the property includes a summerhouse with power, ideal for use as a home office or peaceful retreat, as well as an additional barn/workshop, offering plenty of space for external storage or creative projects.

Old Tinnis offers the ideal blend of indoor and outdoor living, providing comfort, versatility and ample space for a growing family in a peaceful location some six miles of Selkirk.

LOCATION

The property is ideally placed approx. 6 miles of Selkirk with town centre amenities and 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 access to Edinburgh via the A7 and is within easy reach of the Borders railway stations at Galashiels and Tweedbank. The Selkirk area also has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and the scenic Yarrow valley is one of the Borders finest attractions.

HIGHLIGHTS

- Detached Family Home
- Generous Wrap Around Gardens
- Flexible and Versatile Accommodation
- Summerhouse & Barn/Workshop
- Idyllic Countryside Setting

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room/Dining Room, Kitchen, Conservatory, Inner Hallway, Utility room, Shower Room, Rear Conservatory, Two Bedrooms, Landing, Two Further Bedrooms including En-Suite.

SERVICES

Mains electricity, oil fired central heating, private water & drainage. 1000 Mpbs Fibre Broadband. Power to summerhouse

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, and bathroom fittings. The current Kitchen is free-standing and can be included or removed depending on requirements of purchaser. Approx. internal floor area is 168m² or thereby.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £425,000 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.



