



BANNERMANBURKE

PROPERTIES LIMITED



Kirksyde , Selkirk, TD7 5JN

Offers In The Region Of £185,000

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- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN WITH REAR PORCH ■ GROUND FLOOR BEDROOM WITH ENSUITE ■ TWO FURTHER BEDROOMS ■ BATHROOM ■ EXPANSIVE GARDEN ■ GARAGE & OFF STREET PARKING FOR SEVERAL VEHICLES ■ IDILLIC VILLAGE LOCATION ■ EPC RATING E

We are delighted to offer for sale this charming end terrace cottage, full of character and offering great potential for upgrading. Set within a beautiful and highly sought after village location, the property benefits from a lengthy garage benefiting from power and light, and an expansive garden, offering excellent scope to create a stunning country home. Surrounded by picturesque countryside and village amenities, this is a rare opportunity to restore and enhance a quintessential cottage in an idyllic setting.

The Village

Ettrickbridge is a picturesque, quiet village in the heart of the Scottish Borders' Ettrick Valley, known for its strong community, scenic beauty, and outdoor activities like walking, cycling and fishing, featuring amenities such as a well-regarded hotel (The Cross Keys Inn), a primary school, village hall, and historic Kirkhope Tower nearby, offering a peaceful rural lifestyle with easy access to nature.

Travel

Selkirk 7 miles, Hawick 13 miles, Galashiels 13 miles, Melrose 15 miles, Newtown St Boswells 16 miles, Jedburgh 21 miles, Kelso 26 miles, Carlisle 55 miles, Edinburgh 46 miles, Newcastle 73 miles

Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Entering from the front door, a small hallway provides access to the principal ground floor accommodation and the staircase leading to the upper level.

From the hallway, a door leads into the front sitting room, a comfortable space featuring a traditional sash and case window overlooking the front of the property. The room is decorated in neutral tones and benefits from an electric radiator, ceiling light fitting and a multi fuel stove set into the chimney breast, creating an attractive focal point and adding character.

Also accessed from the hallway is a generous ground floor bedroom, which could alternatively be used as a second reception room. This flexible space

includes a good range of built in wardrobes, a sash and case style window to the front, electric heating and ceiling light. An ensuite shower room adjoins the bedroom, comprising a shower enclosure with aqua boarding, wash hand basin and separate WC accessed via an additional door. Two built in cupboards provide useful shelving, and a rear facing window allows natural light.

Returning to the sitting room, a glazed door and step lead into the kitchen and dining area, which is located to the rear of the property. The kitchen is well proportioned and fitted with ample floor and wall mounted units, laminate worktops and tiled splashback areas. There is space for an electric cooker, under counter fridge and plumbing for a washing machine. A stainless steel sink and drainer sit beneath a window looking through the porch and out to the garden. A large cupboard with power and light provides excellent storage and currently houses a fridge freezer. A unit of display cabinets subtly divides the kitchen from the dining area, which offers space for a table and chairs and enjoys a large window overlooking the rear courtyard. Finished in neutral décor, the area has vinyl flooring to the kitchen and carpet to the dining space, along with electric heating and ceiling light fittings.

A UPVC double glazed door from the kitchen leads into a glazed rear porch, a useful addition with power and light, ideal for storing boots and coats or as a sheltered spot to enjoy views of the garden.

Carpeted stairs from the hallway rise to the upper landing, where a window on the turn of the stair provides a charming feature and pleasant outlook. The landing gives access to two good sized double bedrooms, both featuring sash and case style windows, electric heating and ceiling lighting. One bedroom also houses the water tank within a cupboard.

Completing the accommodation is the family bathroom, located to the front of the property. It includes a wash hand basin, WC and bath with mixer tap and shower attachment. The room is finished with timber panelling, tiling around the bathing area, vinyl flooring and recessed ceiling spotlighting.

Overall, although the property requires updating, it offers excellent scope and flexibility for improvement, with spacious rooms, traditional features and the potential to create a comfortable and appealing home.

Room Sizes

Porch 2.6 x 1.8

Dining Kitchen 5.8 x 2.9 (2.90 just kitchen)

Sitting Room 4.0 x 4.9

Ground floor Bedroom 3.8 x 4.9

Ensuite Shower Room 1.5 x 2.4 (WC 1.2 x 1.2)

Bedroom 4.7 x 3.8

Bedroom 5.0 x 3.7

Bathroom 1.9 x 1.7

Externally

The property is complemented by an expansive and well established garden, offering both practicality and charm. There is parking for several vehicles, making it ideal for families or visitors, along with a lengthy garage fitted with power and light. The garage provides excellent storage or workshop potential and benefits from a door to the rear opening directly into the garden, as well as a side door leading into the courtyard at the rear of the house.

The garden itself is divided into beautiful, varied sections, creating interest and versatility throughout. Mature trees and established shrubs provide structure, privacy and seasonal colour, Areas of lawn with sitting areas are perfect for relaxing or entertaining, and there are vegetable patches ideal for keen gardeners. Overall, the outdoor space is a standout feature of the property, offering exceptional scope for enjoyment, cultivation and further landscaping, all within a generous and private setting.

Directions

From the main square in Selkirk, head down West Port and continue onto Heatherlie Terrace, take a left onto Ettrick Road and continue onto the B7009. Continue on this road for approx. 3 miles and the property is on the right as you enter Ettrickbridge.

[what3words://slick.hack disclose](#)

Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains electricity, water and drainage.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	68
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	85
Scotland	EU Directive 2002/91/EC	

Ground Floor



First Floor



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