



BROCKHILLBURN, ETRICKBRIDGE, NR SELKIRK, TD7 5JH
OFFERS AROUND £390,000



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

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We are delighted to offer for sale this unique detached four bedroom dwelling house situated in a scenic location just outside Ettrickbridge with simply stunning views out over the front to the garden, burn and beautiful countryside beyond. Offering country living at its best, this rural property boasts three reception rooms, four bedrooms (one en suite), a well appointed kitchen with electric Aga and a three piece bathroom. There are also four large outhouses ripe for conversion subject to planning and a stone built coal shed in the back garden. Viewing is essential to appreciate this quaint gem of a property.

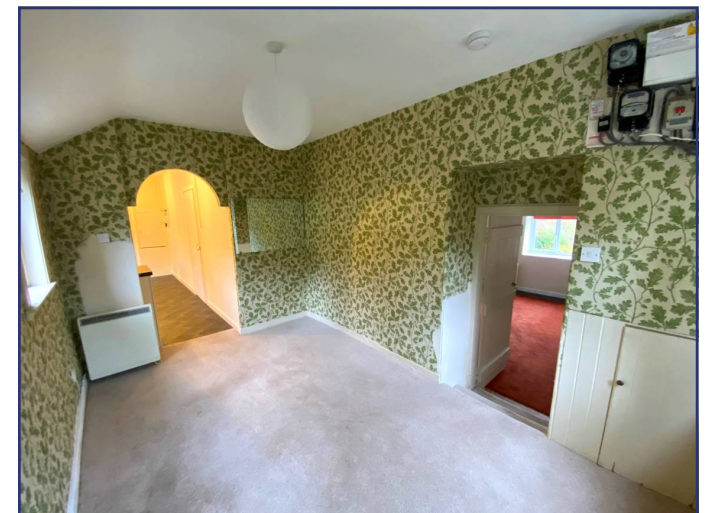
The accommodation is arranged over two floors with the majority of the living space being on the ground floor and three bedrooms located on the first floor. Entering from the front, the hallway provides access to the ground floor accommodation. The bright lounge is situated to the front with pleasing views over the garden and has the benefit of an open fire as a cosy focal point. Steps lead up from here to the dining room. The dining room is located overlooking the rear and side and has ample space for a dining table and chairs, pleasant green decor and an open archway leads through to the kitchen. The kitchen benefits from a range of white base units

with ample worksurfaces and a Belfast sink. There is an electric Aga located in here and windows overlooking the rear garden and a timber door out. There is a range of built in cupboards for storage and wall mounted controls for the solar panels that heat the hot water. Also located on this level is the second public room/ sitting room which is a lovely spacious room to the front decorated in neutral tones with timber flooring. Two glazed doors provide delightful views to the countryside and there is a door from here through to the byre/outhouse. The ground floor family bathroom is well appointed with a three piece suite of bath, wash hand basin and WC and there is a large storage cupboard in here. Also located on the ground floor is a handy double bedroom with en suite bathroom. A carpeted staircase leads up to the first floor where there are two good sized double bedrooms (one with built in storage) and a smaller single room that would make an ideal office if so desired. All of these rooms are located to the front and have stunning views over the garden and countryside.

Externally, Brockhillburn benefits from three large outhouses and a single car garage. There is a stone built coal shed in the rear garden. To the front of the property there is a driveway with parking for

several vehicles. The rear garden is laid mainly to lawn and the front garden is beautifully landscaped with a range of mature plants and shrubs, vegetable patch and the burn running through it making it a very tranquil and secluded spot.

Located within the stunning surrounds of the Ettrick Valley, the quaint and welcoming village of Ettrickbridge is the closest village to Brockhillburn and is the ideal location for those looking for rural country living and beautiful countryside views. The village has its own Primary School and a traditional village Inn with restaurant. There are sports playing fields, village hall for community events and a well-used recreation area with childrens play park and tennis court. These facilities are also the focus for the many events that make up the villages annual Brigend Week summer festival. The property is located a short drive from Bowhill Country Estate which provides various family outdoor pursuits such as country walks, horse riding, mountain biking and adventure playground and also located in the vicinity is Abbotsford House the former home of Sir Walter Scott. The Ettrick Valley really is a stunning part of the Borders Countryside steeped in history and must be visited to fully appreciate.



Brockhillburn is located approximately 5 miles from the historic market town of Selkirk which boasts a range of shops, eateries and secondary school facilities in addition to the doctors surgery. Local sports such as rugby, football, golf, tennis and shooting are all readily available in the wider area and the larger town of Galashiels is located approximately 13 miles away, offering larger national retailers, banking and supermarkets and also a rail link to Edinburgh in around 50 minutes.

LOCATION:

The What3Words location is ///sharpen.fairy.impresses Travelling West approximately 5 miles from Selkirk on the B7009 the house is accessed by taking the first right after Aikwood Tower, signposted Fauldshope (well before Ettrickbridge). This road passes farm shed and cottages on the right and onto a farm track for approximately 1 mile. It is the first house at the foot of a small hill.

ROOM SIZES:

Sitting Room: 5.28 x 5.36 Bedroom 1: 3.76 x 4.91
Dining Room: 4.20 x 2.51 Bedroom 2: 3.32 x 4.89 En Suite 2.73 x 1.20
Lounge: 4.73 x 3.58 Bedroom 3: 4.70 x 3.33

Kitchen: 5.15 x 2.63 Bedroom 4/Study: 2.30 x 2.05
Bathroom: 2.73 x 1.65

EPC: F Council Tax Band: E

FIXTURES AND FITTINGS: All carpets and floor coverings included in the sale

SERVICES: Private drainage via septic tank. Renovated private water supply. Mains electricity supply and electric storage heating.

HOME REPORT: Available upon request from the selling agents

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 aerial plans contained herein are not guaranteed nor to scale and are

illustrative only. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjolicer.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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13 High Street, Hawick. TD9 9DH. Telephone 01450 372791. Fax 01450 377654 Email solicitors@gandjoliver.co.uk Web: www.gandjoliver.co.uk