



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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2 The Glebe, Selkirk, TD7 4PJ

Guide price £245,000



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## 2 The Glebe, Ashkirk Selkirk, TD7 4PJ

- Detached Bungalow
- Quiet Semi-Rural Location
- Private Garden
- Large Driveway
- 3 Bedrooms
- 5 Miles From Selkirk
- Detached Garage
- Photovoltaic Panels

We are delighted to offer this attractive 3 bedroom detached bungalow set in a peaceful semi-rural position within Ashkirk, around 5 miles south of Selkirk. The property benefits from double glazing, electric heating, private gardens and a detached garage with further driveway parking.

ENTRANCE HALLWAY - LOUNGE - 3 BEDROOMS - KITCHEN - BATHROOM -



### Internally

The property offers free-flowing, well-proportioned accommodation on one level, with 3 double bedrooms, bright lounge and well-equipped kitchen.

### Kitchen

The kitchen is fitted with a range of fitted wall and base units overlaid with laminated worktops incorporating a stainless-steel sink, electric oven, 4-burner gas hob and extractor hood. There is space for a free-standing washing machine and tall fridge/freezer. There is an external door leading to the side of the property.

### Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal basin and panelled bath with electric shower over.

### Externally

There are private garden grounds surrounding the property a feature areas of lawn, paving and well-stocked, mature beds. There are attractive raised beds, a timber shed a greenhouse. There is a large driveway to the side of the property which provide parking for several cars in tandem.

### Outbuildings

There is a detached garage with light and power.





### Location

The property occupies a quiet position within the attractive hamlet of Ashkirk. Local amenities include a pub, a restaurant and a Village Hall, with more extensive facilities available in nearby Selkirk, around 5 miles away. The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Ettrick Water. Positioned around six miles from railway stations in both Galashiels or Tweedbank, both providing a regular train service to Edinburgh with free parking at Tweedbank. Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are excellent leisure facilities which include golf courses at both Ashkirk and Selkirk, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is a variety of outdoor pursuits in the area including fishing on the Rivers Ettrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.

### Services

Mains water, electricity and drainage. Electric heating and PV panels. Bottled gas to hob.

### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

### Council Tax

Band E.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Viewings are strictly by appointment through James Agent.

### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





