



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Corbie Lodge The Woll, Selkirk, TD7 4NY

Offers over £430,000





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Corbie Lodge, The Woll Selkirk, TD7 4NY

- Impressive Detached Family Home
- 3 Bathrooms
- Driveway and Garage
- Fantastic Semi-rural Location
- Oil Fired Heating
- 4 Bedrooms
- Extensive Gardens
- Garden Studio
- Commutable to Edinburgh
- Idyllic Family Home

OFFER UNDER CONSIDERATION

We are delighted to offer this individually-designed detached family home, set in an idyllic semi-rural location within The Woll Estate on the outskirts of the village of Ashkirk. Corbie Lodge offers spacious and versatile accommodation over two floors, set within very generous garden grounds. There is an integral garage with ample driveway parking as well as a delightful garden studio. The property is well-placed for commuters, with the A7 being close-by.

ACCOMMODATION

- ENTRANCE PORCH - HALL - KITCHEN - DINING ROOM - SITTING ROOM - SNUG / BEDROOM 4 - UTILITY ROOM - MASTER BEDROOM WITH ENSUITE - 3 FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM - INTEGRATED GARAGE -



Internally

Corbie lodge is entered via a set of timber storm doors into the welcoming dining hallway with French doors leading to the rear garden. The sitting room is located to the front of the property with an open fireplace and beautiful views over the front garden grounds. The kitchen is also set to the front of the property, with the utility room conveniently located to the rear. The snug / bedroom 4 benefits from a peaceful outlook to the rear and provides a versatile living space. A well-appointed shower room completes the ground floor accommodation. A solid wood staircase leads to a bright and spacious landing. There are three generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room and dressing area. A spacious family bathroom completes the accommodation. The property benefits from oil-fired central heating and double glazing throughout.

Kitchen

The bright kitchen has space for a breakfast table and enjoys a view over the front garden. There is a good range of fitted wall and base units overlaid with wooden worktops incorporating a 1.5 bowl sink with mixer tap. There is an integrated electric oven and LPG gas hob, with a space for a large fridge/freezer. The adjoining utility room has a stainless steel sink with mixer tap and spaces for a washing machine, tumble dryer and dishwasher, as well as a door leading to the integrated garage.

Bathroom Facilities

The family bathroom is fitted with a 3-piece suite including Wc, pedestal basin and bath with tiled splashbacks.

The En-suite is fitted with a 3-piece suite including WC, vanity basin and shower enclosure with mixer shower and laminated splashbacks.

The ground floor shower room is fitted with a 3-piece suite including WC, pedestal basin and shower enclosure with mixer shower and laminated splashbacks.



Externally

The property benefits from very generous wrap-around gardens incorporating large lawns surrounded by well-stocked mature flower beds and mature trees.

To the front and side of the property is a generous gravel driveway with parking for several cars, in addition to the integrated double garage.

Location

The property is located in the exclusive Woll Estate on the outskirts 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.

Fixtures & Fittings

All fitted carpets, floor coverings and blinds are to be included within the sale.

Services

Mains water, drainage and electricity. Oil-fired central heating and double glazing. There is bottled LPG for the kitchen hob.

Council Tax

Council Tax Band F

EPC

EPC Rating D

Home Report

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

Viewings

Strictly By Appointment via James Agent.

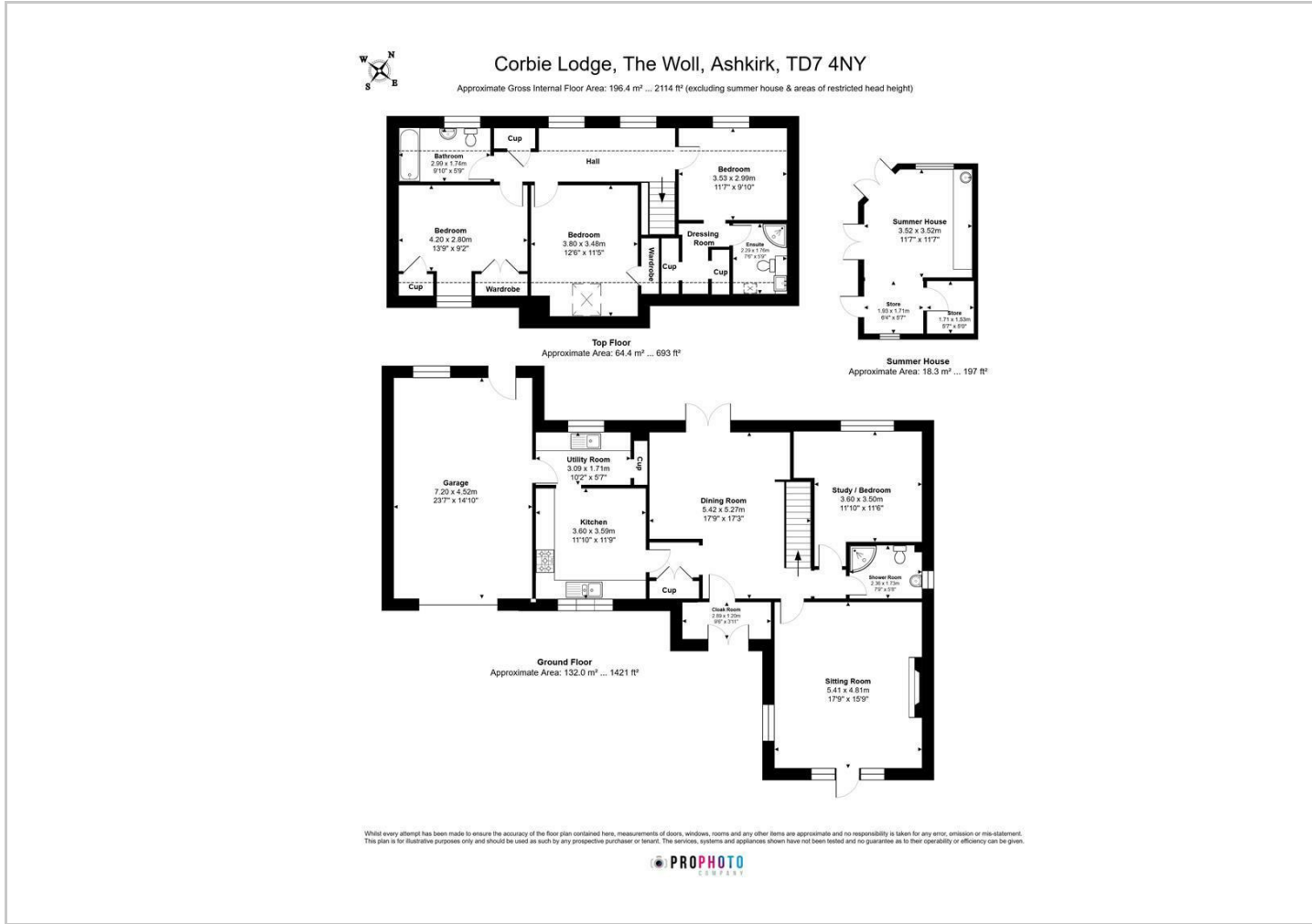
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



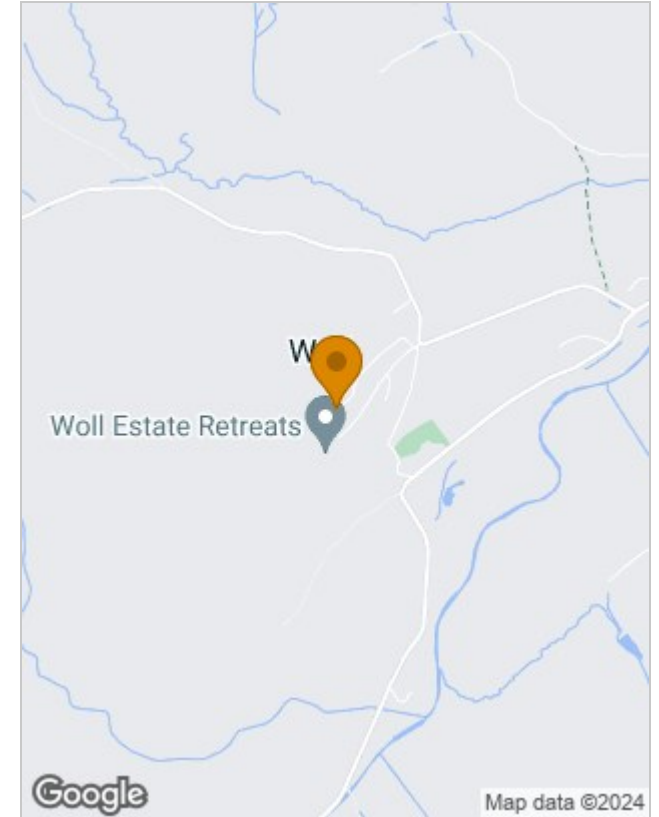
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

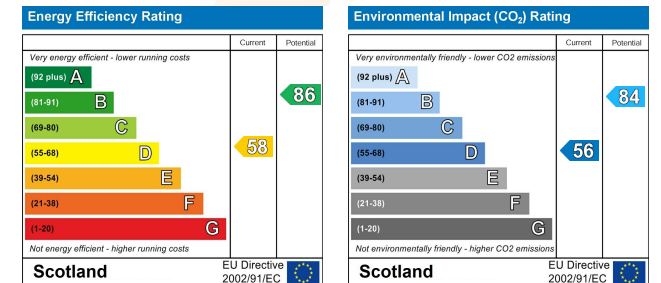
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph



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