



Top Flat, Ettrick Lodge Ettrick Terrace, Selkirk, TD7 4LE

Guide price £215,000









# Top Flat, Ettrick Lodge, Selkirk, TD7 4LE

- Stunning Penthouse Apartment
- Modern Fixtures & Fittings
- 2 Bathrooms
- Outstanding Views
- Large Communal Gardens
- Grade-B Listed
- 3 Bedrooms
- Fine Period Features
- Private Parking
- Close to Town Centre

Ettrick Lodge Penthouse is truly a one-of-a-kind property, blending historic charm with modern luxury. Viewing highly recommended. Nestled within the heart of Selkirk, this exceptional penthouse apartment forms part of a beautifully converted Baronial Grade-B listed former mansion house now offering individual character-filled residences. The property seamlessly blends period grandeur with contemporary comforts, boasting breathtaking countryside views and an array of fine architectural features.

This unique apartment retains many fine period details, including exquisite timber panelling, conservation sash & case windows and original plaster corning, all contributing to its timeless appeal. The high ceilings and large windows allow natural light to flood the rooms, enhancing the sense of space and elegance.

## ACCOMMODATION

ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING KITCHEN - BATHROOM - PRINCIPAL BEDROOM (WITH EN-SUITE FACILITIES) - TWO FURTHER BEDROOMS - TOWER STORE -



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## Internally

The home has been thoughtfully modernised to provide a stylish yet practical living space. The spacious kitchen/dining room is a perfect space for cooking and entertaining, creating a wonderful space to relax while taking in the panoramic views. The generous sitting room enjoys a south facing aspect with feature bay window allowing for plentiful natural daylight. There are two well-proportioned double bedrooms, including a luxurious principal bedroom with an en-suite shower room. The second bedroom boasts a dual aspect and the tower store room which provides scope to be transformed into a magnificent dressing room. The third single bedroom provides a perfect study/home office, ideal for remote working. The beautifully designed family bathroom completes the accommodation with contemporary fixtures and finishings. The property further benefits from conservation double glazed windows throughout, modern gas central heating and plentiful storage.

## Kitchen

The spacious and elegantly designed dining kitchen is the heart of this exceptional apartment, seamlessly combining modern functionality with period charm. Featuring a full suite of wall and base cabinetry complemented by warm solid wood worktops and contemporary tiled splashbacks, high-quality appliances include a Hotpoint electric double oven, hob, dishwasher and washing machine. A central island unit with additional storage and a breakfast bar provides the perfect place to prepare meals while enjoying a relaxed, sociable setting. The real highlight of this space is the breathtaking panoramic view from the stunning bay window dining area. Imagine sitting at the charming dining table, a warm cup of tea in hand, gazing out across the rolling hills and lush countryside after a long day. As the sun begins to set, the landscape is bathed in golden light, creating a serene and tranquil retreat right from the comfort of your own home.





### Bathroom

The family bathroom combines classic charm with modern luxury. The 3-piece suite features a pedestal basin, WC and panelled bath with mixer shower with glass shower screen. The stunning marble-effect wall panels create a sense of timeless elegance, complemented by chic half-height panelling in a rich teal hue. A porthole style windows adds extra style to the room.

The en-suite shower room features a large shower enclosure with electric shower and modern splashbacks, modern vanity sink and WC.

### Externally

The property is complemented by beautifully landscaped communal gardens, offering a peaceful and picturesque retreat. The gardens are a true highlight, with expansive rolling lawns, mature trees providing dappled shade, and well-maintained hedging for privacy. A charming summerhouse is nestled in the grounds, ideal for relaxing while taking in the stunning panoramic views of the surrounding countryside. The garden's elevated position provides breathtaking vistas across the valley, creating a tranquil outdoor space.

There is a dedicated parking space to the front of the property.

There is a shared communal stairwell providing access to the ground, first and second floor apartments.

### Services

All mains services. Double glazed windows and gas central heating.

### Council Tax

Band C.

### Fixtures & Fittings

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

### Home Report

A copy of the Home Report can be downloaded from our website or by contacting our office.

### Viewings

Strictly By Appointment via 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.

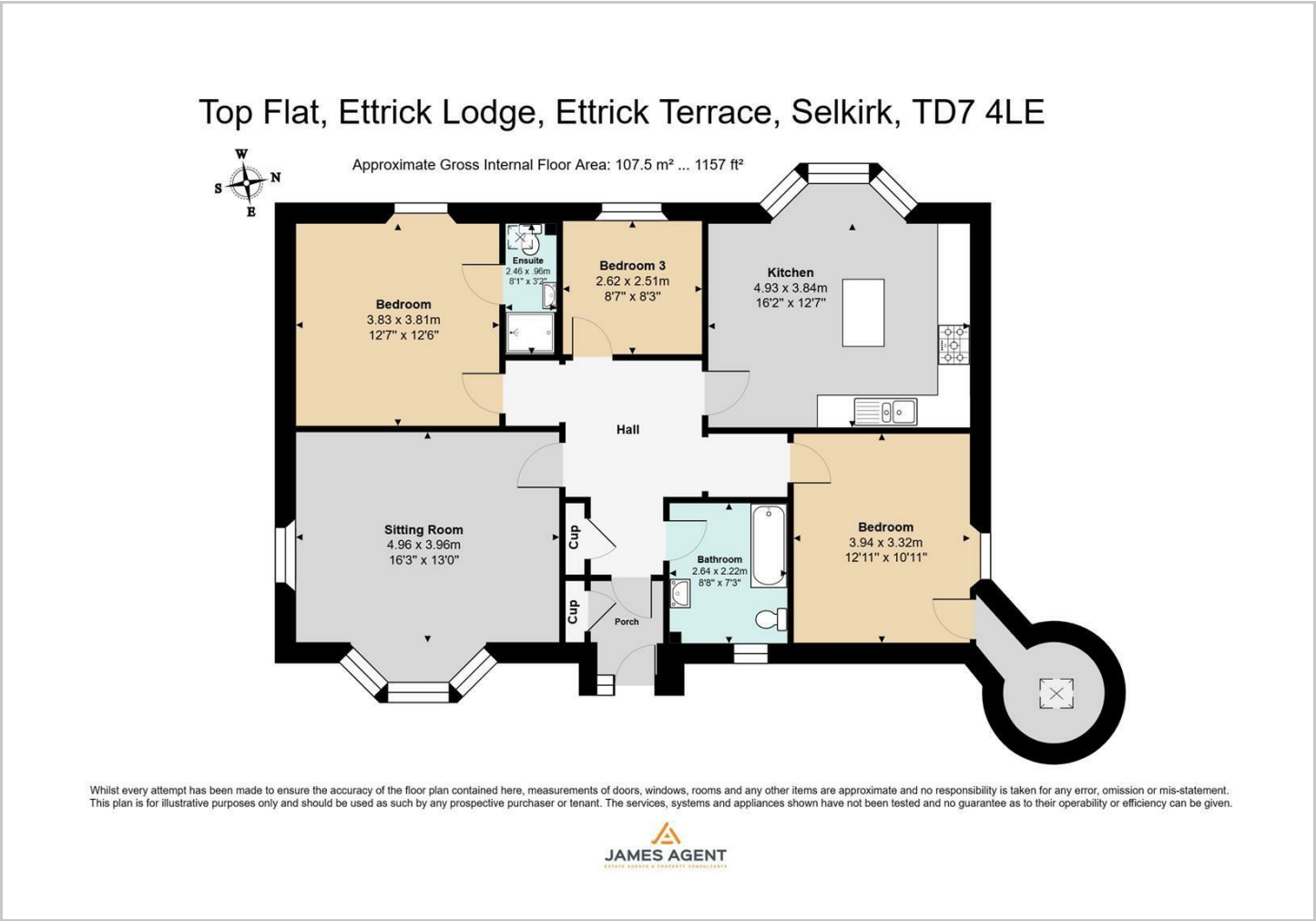








Floor Plans



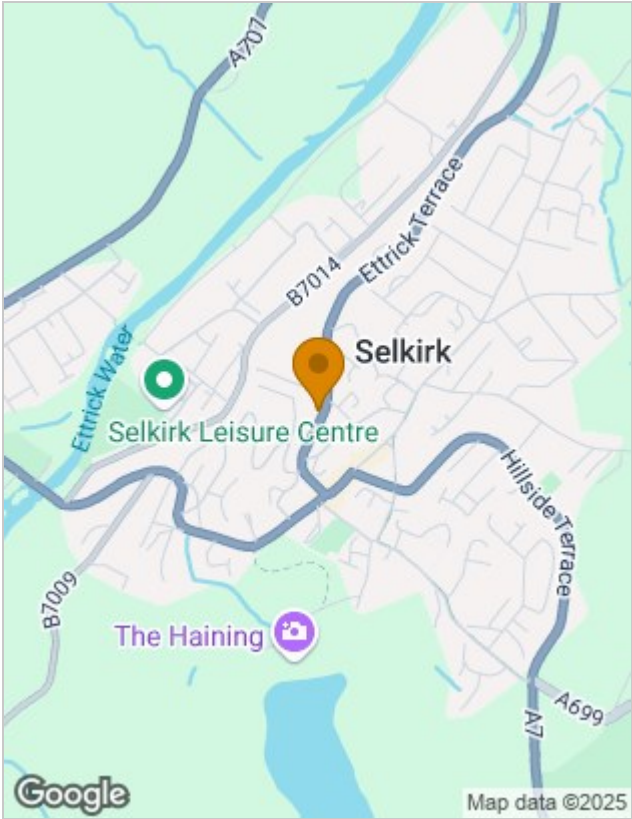
Viewing

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

