



Ettrickhaugh Road, Selkirk, TD7 5AX

Guide price £290,000









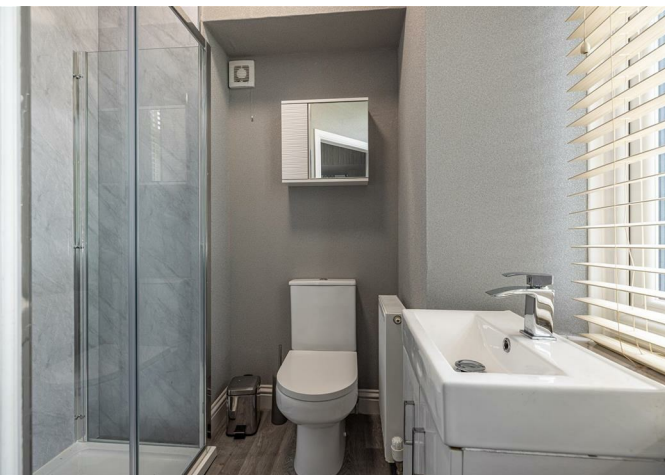
# Ettrickhaugh Road Selkirk, TD7 5AX

- Beautiful Detached Cottage
- 2 Bathrooms
- Modern Dining Kitchen
- Riverside Walks
- Double Glazing
- 3 Bedrooms
- Large Gardens
- Peaceful Setting
- Gas Central Heating
- Ideal Downsizing Opportunity

We are delighted to bring to the market this immaculately-presented detached lodge set within a generous plot benefitting from a peaceful setting on the edge of Selkirk. The property offers bright, spacious accommodation over two levels with large gardens just a short distance from the hustle and bustle of Selkirk town centre.

## ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - BEDROOM 3/OFFICE - SHOWER ROOM - BATHROOM - 2 BEDROOMS



Guide price £290,000



### Internally

The property is entered via a UPVC multi-locking front door into the entrance hallway where you have access to all ground floor rooms. The lounge is of good size with plentiful space for lounge and dining furniture and features a woodburning stove, providing a cosy atmosphere. There is a set of double door leading out to the veranda and rear gardens. The modern kitchen is well equipped and is large enough for a dining area, the room is flooded with light via a large skylight and enjoys a delightful view from the side window over the old mill lade. There is a bedroom/ on the ground floor providing the opportunity to live all on one level, or equally as a second living area / office. There is a generous family bathroom and separate well-appointed shower room. A staircase leads to the first floor accommodation comprising of two double bedrooms, both with built in storage.

### Kitchen

The dining kitchen is fitted with a good range of shaker-style wall and base cabinetry with laminated worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include a combination electric oven and dishwasher. There are freestanding appliance spaces for a washing machine and fridge freezer.

### Bathrooms

The bathroom is fitted with a 3-piece suite including a WC, pedestal wash basin and bath with mixer shower and tiled splashbacks.

The shower room is fitted with a 3-piece suite including WC, vanity wash basin and shower cubicle with mixer showers and newly installed splashbacks.

### Externally

The rear garden provides a wonderful entertaining space incorporating a large lawn and two patios with modern veranda & summerhouse, all enjoying a peaceful backdrop towards mature trees and the former mill lade. The gardens also include a gravelled seating area, housing the timber shed and a self-contained side garden laid to a mixture of natural & artificial lawn. The gardens are fully enclosed with timber fencing providing an ideal space for pets and children.





### Outbuildings

There is a timber summerhouse, shed and wood store located in the rear garden.

A static caravan is also included within the sale should the purchaser wish to retain it. The caravan currently sits on an area of ground that is rented from the neighbour. Further information on the ground rent agreement can be obtained by the owner.

### Location

The property is tucked away at the bottom of Ettrikhaugh Road, located on the very edge of Selkirk. There is an abundance of riverside walks and hills ready to explore from the front door including a way marked footpath to the salmon ladder viewing area and Waterwheel cafe located near the banks of the Ettrick River. The thriving Selkirk Rugby Club and Cricket Club are also nearby and host many fine events and tournaments throughout the year. The local leisure centre and swimming pool is also located within walking distance. All local amenities are available in Selkirk town centre a short distance 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 a nine-hole golf course, 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, blind and integrated appliances are to be included within the sale. The summerhouse and shed are also to be included within the sale. The static caravan is also included should the purchaser like to retain this. Details on the ground rent for the caravan will require agreement.

### Services

All mains services are available. Gas central heating and double glazing.

### Council Tax

Council Tax Band 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.

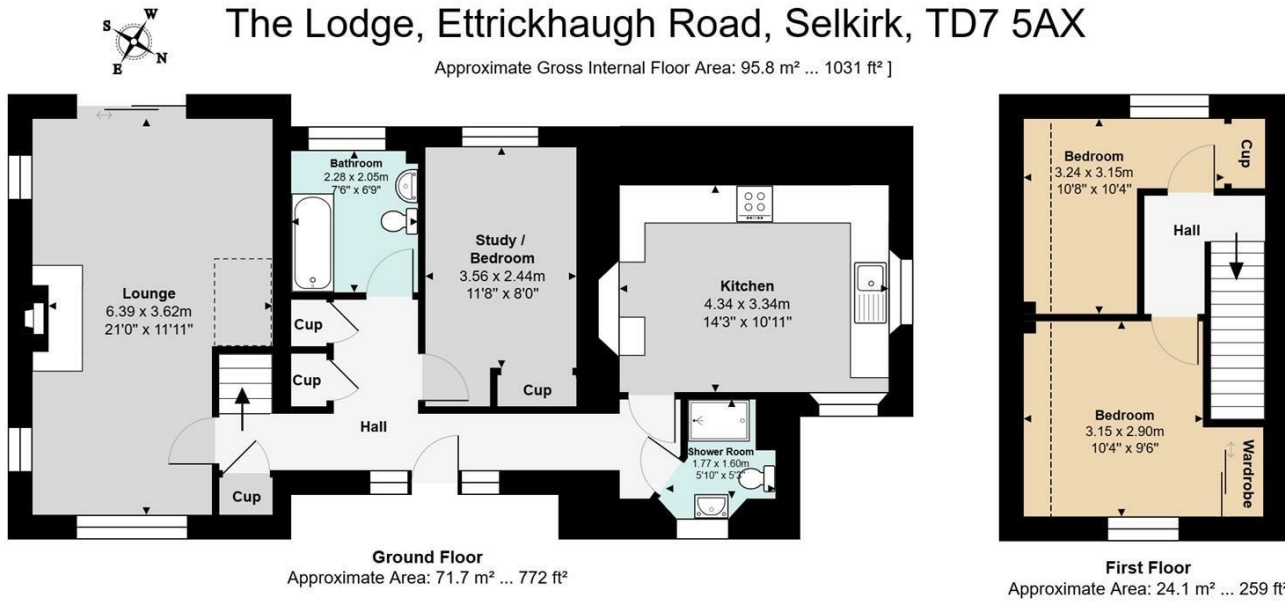








## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

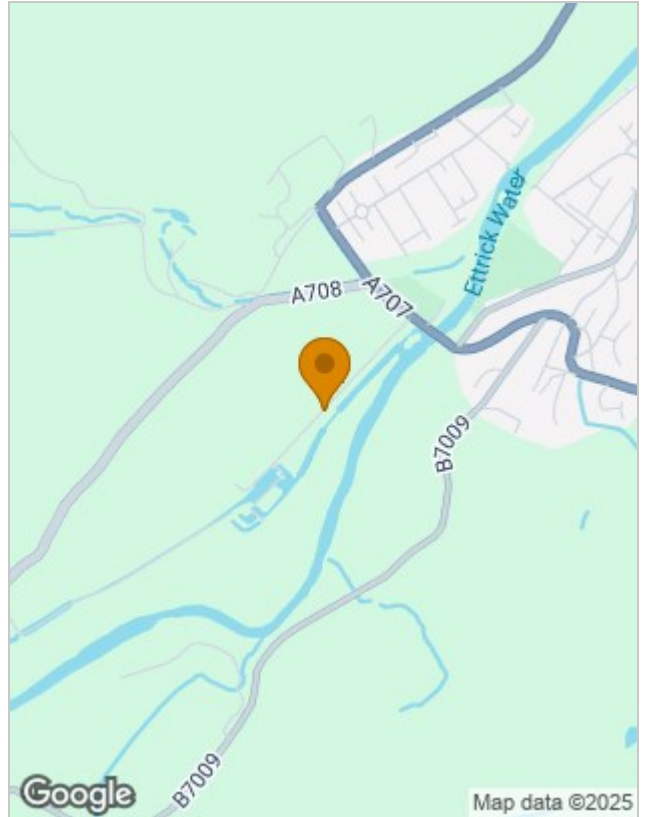


## Viewing

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.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>82 plus <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	63	82
<p>Scotland</p> <p>EU Directive 2002/91/EC</p>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>82 plus <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	64	79
<p>Scotland</p> <p>EU Directive 2002/91/EC</p>		

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB