



Burnfoot Cottage, Scabcleuch, Ettrick Valley, TD7 5JB

Offers Over £250,000



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- Three bedroom detached stone cottage
- Generous sized rooms throughout
- Rear brick extension with flat roof
- 5.05 acres of land
- Private woodland
- Rural location
- Private water supply
- 7 miles from Selkirk
- Beautiful views of Ettrick Valley

Three bedroom detached cottage with 5.05 acres of grazing land and woodland, situated in the beautiful Ettrick Valley.

Council Tax Band: C

Tenure: The Heritable (Scottish equivalent of Freehold) title



Burnfoot Cottage is an idyllic, traditional stone built cottage situated in the stunning Ettrick Valley with beautiful views in all directions. The cottage sits in a generous plot of 5.05 acres of land mostly comprising of good quality grazing land, amenity woodland and gardens. The cottage does require some modernising but overall, this is a unique rural property, rare to the market, that must be viewed to be appreciated.

The Accommodation

The front door opens to a welcoming hallway with wooden flooring, exposed stone walls and doors leading to each room within the accommodation. There is a useful storage cupboard in the hallway and loft access with pull down ladders. The living room features exposed ceiling beams and stone wall with multi-fuel stove in the centre. The living room enjoys dual aspect windows with pleasant views of the gardens. We understand that the multi-fuel stove has been disconnected from the back boiler and a new electric central heating was installed. The multi-fuel stove still serves as a source of heating. The cottage has previously been extended with brick construction under a flat roof construction to provide an additional bedroom, sun room and bathroom. The bedroom is a good sized double with wooden flooring and hot water tank cupboard in the corner of the room. The bathroom is partially tiled and comprises of WC, wash hand basin with vanity unit and bath with glass screen and electric shower over. There are two further bedrooms, one is a double and the other a single.





The kitchen is fitted with a range of modern cream floor and wall units complete with integrated electric hob with overhead extractor fan, integrated microwave and electric oven, dual bowl black sink with mixer tap and space for white goods. There is a lovely area off the kitchen which will serve as a nice dining room or sun room. There is a door which provides access to the gardens.

Externally the cottage is accessed down a private track. There is plenty of parking available outside the cottage and gardens which wraparound. There is a small gate which gives private access to Ettrick Water and a wooden bench for sitting on and enjoying the peaceful burn. There is a large section of lawn and to the rear a separate section of garden with raised beds. There is a shed with timber double doors and small polytunnel within the grounds. The septic tank is located behind the cottage in the gardens.

The Land

The land is currently registered on separate titles and is offered for sale with the cottage. The grazing land has good access from the track and is bordered by a stone wall along the roadside, with stock proof fencing along the remainder of the boundary. The land is currently grazed on by sheep belonging to the neighbouring farmer. There is a plot of land at the entrance to the track which would lend to a variety of purposes including an extended garden for growing vegetables, a smaller paddock or potential development of a garage/agricultural shed (subject to necessary planning consents). The land benefits from a strip of private woodland.



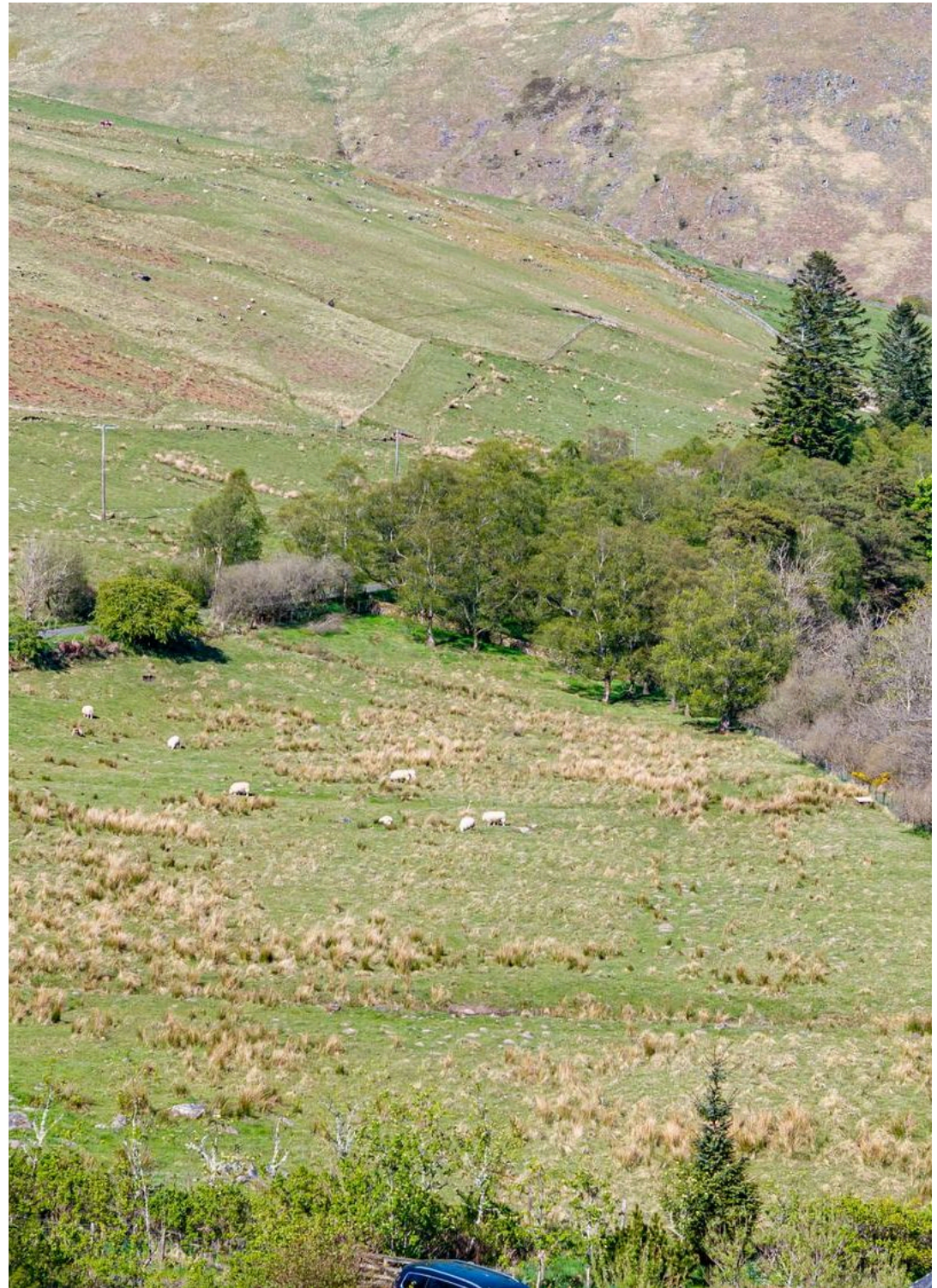


Location Summary

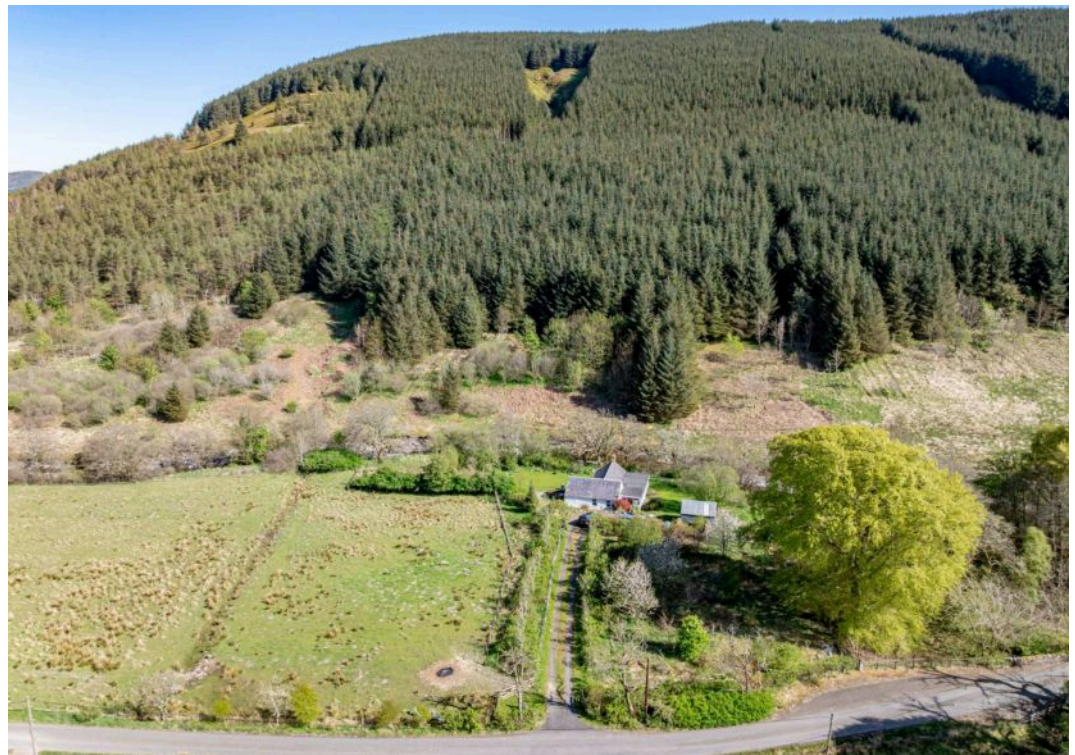
Burnfoot Cottage is located within the small settlement of Ettrick. The Ettrick Valley is a tranquil and picturesque region located in the Scottish Borders, approximately 7 miles southwest of Selkirk. This remote valley is renowned for its unspoiled landscapes, rich history, and abundant wildlife, making it an ideal destination for nature enthusiasts and those seeking a peaceful retreat. A wide range of services can be found in historic and picturesque towns of Innerleithen, Selkirk and Moffat and the area falls into the catchment of Kirkhope Primary School and Selkirk High School, both of which are serviced by a school bus.

What 3 Words

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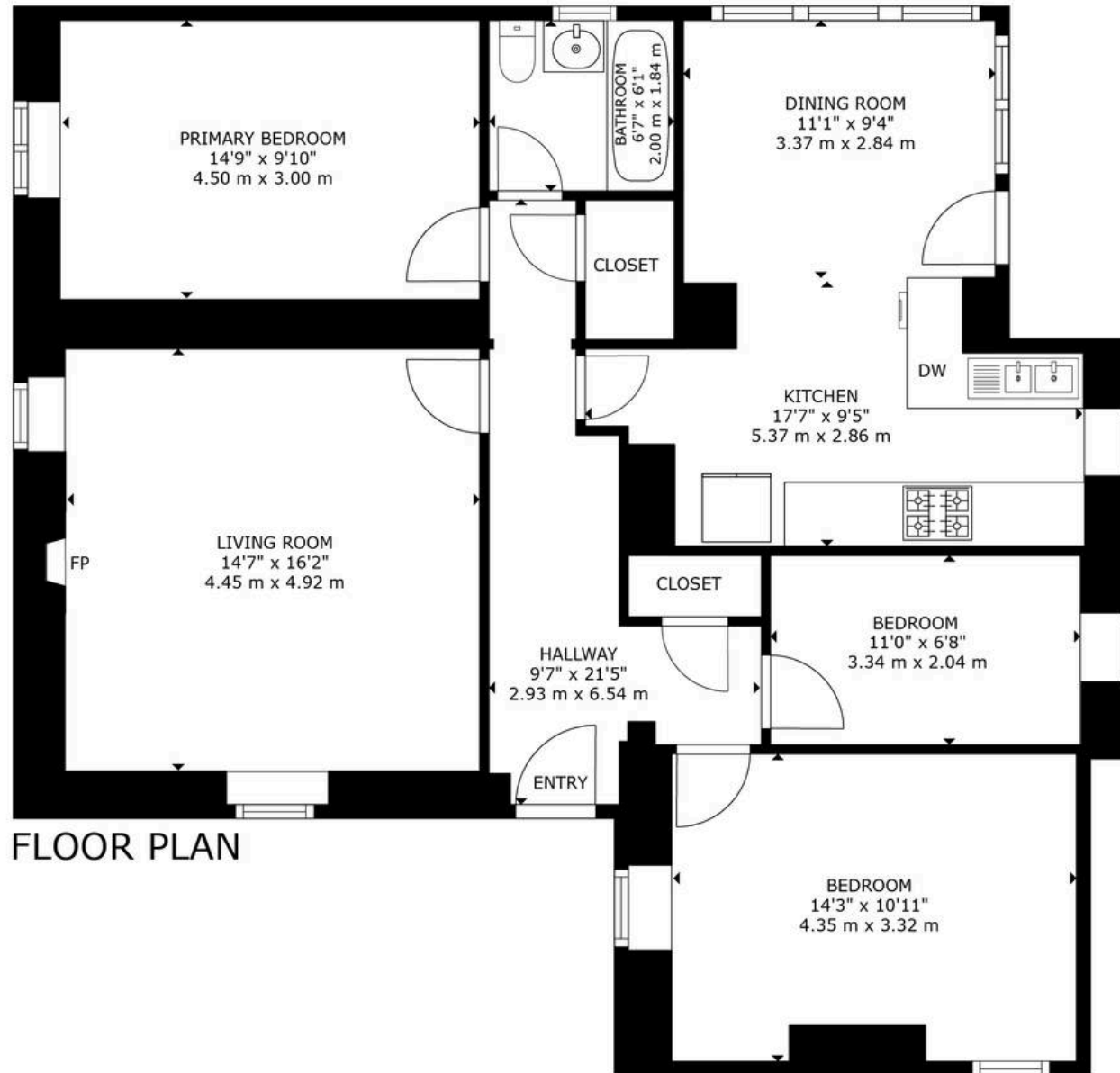












FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,166 sq. ft, 108 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Access: The property is accessed via a private track.

Disclosure: We have been informed the spring water sometimes runs out in the summer and it is recommended the purchaser considers the installation of a borehole. We have instructed a private water test from the local authority.

Services: Burnfoot Cottage is serviced by private water supply (spring), mains electricity, private septic tank and the cottage has electric central heating. There is a multi-fuel stove in the living room and we understand this was once connected to a back boiler.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Scottish Borders, Newtown St Boswells, Melrose TD6 0SA. The property has a council tax band C.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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