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SOLICITORS & ESTATE AGENTS



# 1 FORLEY'S FIELD

GOSLAWDALES, SELKIRK TD7 4EP



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# WELCOME TO

## 1 FORLEY'S FIELD, GOSLAWDALES

Set on a peaceful cul-de-sac beside open countryside, this four-bedroom executive detached house has a picturesque setting in the town of Selkirk. The home is of an exceptionally high standard, offering sumptuous interior design and an abundance of space, both inside and out. It features an on-trend kitchen and two bathrooms (plus a WC), and it also boasts ample private parking and suntrap gardens. Inside, a hall immediately sets a high bar with deluxe vinyl floor and beautiful decoration. Conveniently, it also provides understairs storage and a large WC. On the left, the living room continues the neutral styling and elegant floor, creating a sophisticated aesthetic.



## FEATURES

- A stunning executive detached house
- Picturesque cul-de-sac setting in Selkirk
- Hall with understairs storage and a large WC
- Dual-aspect living room with log-burning stove
- Open-plan breakfasting kitchen/ family/dining room
- Sizeable utility room with additional storage
- Naturally-lit landing with an airing cupboard
- Large principal suite with a dressing area
- Two additional spacious double bedrooms
- Versatile fourth bedroom/office with storage
- Contemporary four-piece en-suite shower room
- Premium family bathroom with four-piece suite
- Substantial, suntrap wraparound gardens
- Private driveway and large garage with storage
- Gas central heating, double glazing, and air regeneration system

Dual-aspect glazing (including a bay window) ensures a light-filled ambience, whilst a log-burning stove provides a cosy focal point to this spacious room.





Next door is the sociable heart of the home: the open-plan breakfasting kitchen/family/dining room which has a substantial footprint to incorporate relaxed seating and a table and chairs. This magnificent space also features dual-aspect windows and French doors to the garden. The kitchen has a stylish design too, with generous storage and sweeping workspace which has a return that doubles as a breakfast bar. It includes a gas range cooker and an integrated dishwasher and wine fridge. A sizeable utility room has additional storage and an integrated fridge/freezer, washing machine, and tumble dryer.

Extras: all fitted floor and window coverings, light fittings, gas range cooker, and integrated kitchen appliances to be included in the sale. The furniture is also available by separate negotiation.







## BEDROOMS

*ALL WITH FITTED CARPETS*

Upstairs, a naturally-lit landing provides an airing cupboard before connecting to the four bedrooms, all of which have fitted carpets and light décor. The large, dual-aspect principal bedroom further boasts a dressing area with built-in wardrobes and a contemporary four-piece en-suite shower room, with twin washbasins, generous fitted storage, a towel radiator, a toilet, and a shower cubicle. Bedrooms two and three are also spacious doubles, whilst the fourth bedroom (with built-in storage) is a versatile space currently arranged as an office.





A FAMILY BATHROOM AND A  
CONTEMPORARY FOUR-PIECE EN-SUITE  
SHOWER ROOM

A premium four-piece family bathroom finishes the home, providing a bath and a separate shower cubicle. The property has gas central heating, double glazing, and an air regeneration system, pumping cool air in the summer and warm air in the winter.



Externally, there is a wealth of garden space that wraps around the property, providing substantial lawns and additional ground for a greenhouse, if needed. Ideal for families, the gardens capture an abundance of sun too, especially to the south-facing rear where there is a patio for summer dining. Private parking is also provided via a monoblock driveway and a large garage with ample storage.





...SUBSTANTIAL, SUNTRAP  
WRAPAROUND GARDENS



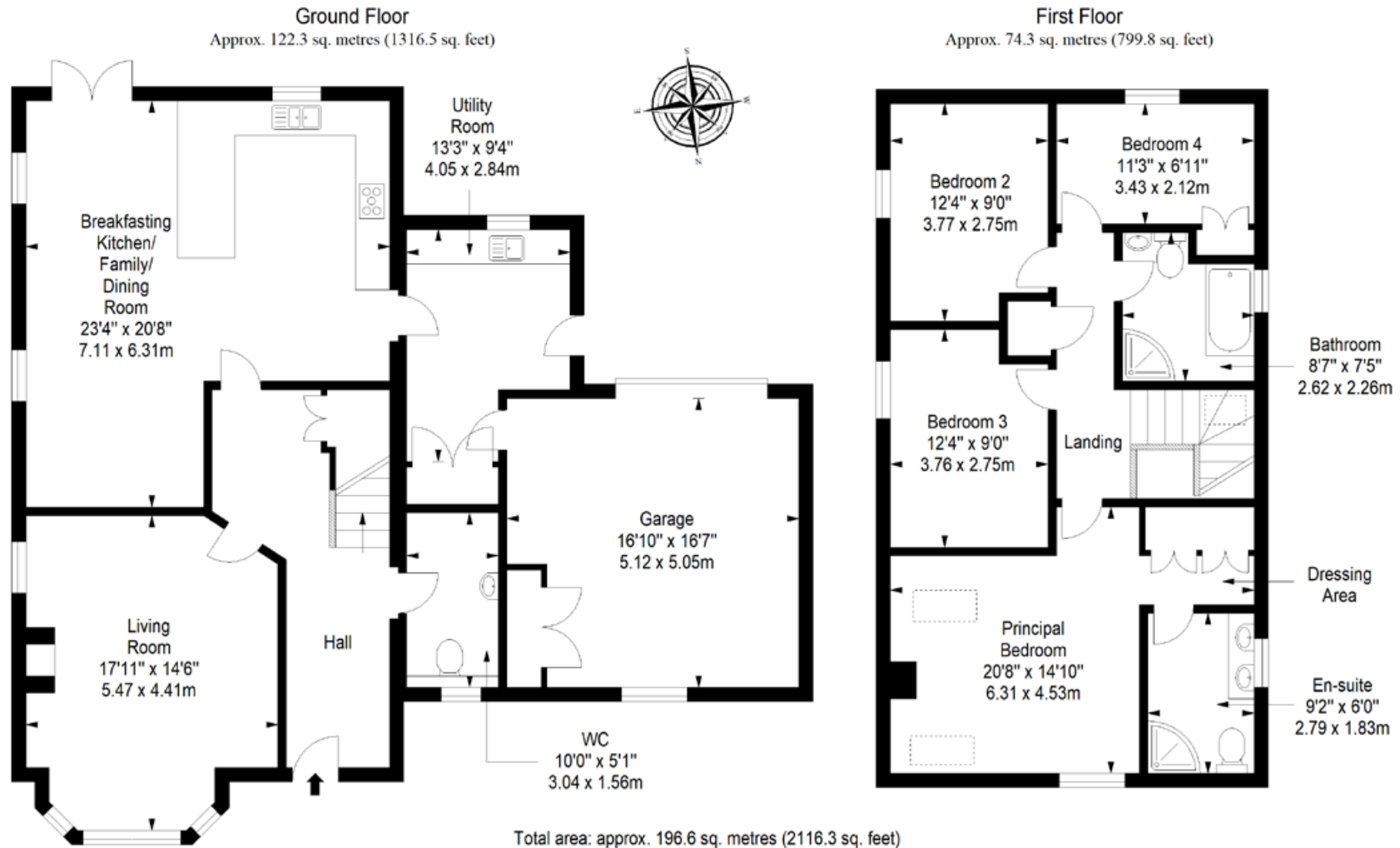
# THE AREA

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## *SELKIRK SCOTTISH BORDERS*

Nestled in the picturesque Scottish Borders on the Ettrick Water, the historic royal burgh of Selkirk promises a stunning rural escape within an hour's drive of Edinburgh. Like its neighbouring towns of Tweedbank and Galashiels, Selkirk looks back on a proud heritage in the textile and woollen industry, as well as important links to William Wallace and the Battle of Flodden. Today the charming town centre is lined with independent shops and high-street retailers, including convenience stores, pharmacies, and a post office. A haven for outdoor and country sports enthusiasts, Selkirk is home to several stables and equestrian centres, while the Ettrick and Yarrow Valleys boast some of the best and varied fishing in Scotland, if not the UK. Indoor sport and fitness facilities are available at Selkirk Leisure Centre, while Selkirk Golf Course also offers a relaxed round of golf enveloped by spectacular scenery. There is also no shortage of cultural attractions in and around Selkirk, including Halliwell's House Museum and Sir Walter Scott's Courtroom. Selkirk is served by local schools at primary and secondary level, as well as excellent nurseries and private childcare options. In addition to major road links, residents benefit from convenient public bus routes and rail services from neighbouring Galashiels and Tweedbank stations.

# FLOORPLAN



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