

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1a The Steading

Crosslee, Ettrick, Selkirk, TD7 5HT

**Guide Price £175,000**



Situated in the much sought after Ettrick Valley and enjoying lovely views of the surrounding countryside, 1a The Steading is a generously proportioned property in a peaceful location around 16 miles from Selkirk. Benefiting from a flexible layout with an en-suite bedroom on the ground floor providing the option to live on the one level if required, together with another two bedrooms upstairs and a large open plan living/dining room, this provides an ideal opportunity for those seeking a rural home but would also be suited as a holiday/second home. Whilst some cosmetic upgrading would be beneficial, the location of this property together with the spacious accommodation offers tremendous potential. Externally, there is a private area of garden to the rear together with a shared parking area to the front. Viewing recommended.





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## Accommodation

Ground Floor:

Entrance Porch

Lounge/Dining Room

Kitchen

Bedroom with En-Suite Shower Room

First Floor:

Two Further Bedrooms

Bathroom

Outside:

Private Garden to rear with shed

Parking to front





### Location

Situated around 8 miles from Ettrickbridge, which is an attractive village situated approximately 7 miles from Selkirk just on the edge of the picturesque Ettrick Valley. With a great sense of community spirit and the benefit of a Church, Primary School, Village Hall and the first rate Cross Keys Inn, Bar & Restaurant, this semi rural location provides the benefit of country living but with amenities close by. Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside the hustle and bustle of city life. The town itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer including a golf course, swimming pool, horse riding and rugby club. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

### Services

Mains electricity, private water and private drainage. LPG central heating and double glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### EPC

E

### Viewings

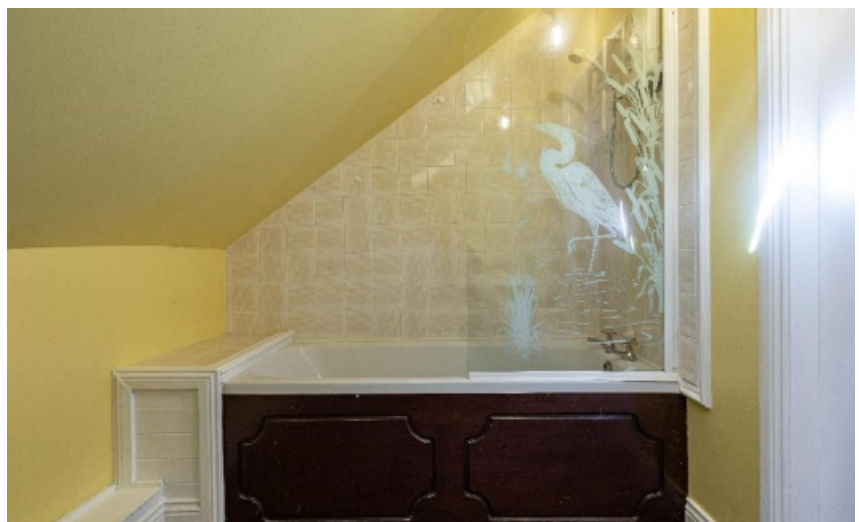
Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

D





Interested in this property?  
**Call 01750 723868**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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Galashiels, Tel 01896 758 311  
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Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



### 1A The Steading

Approximate Gross Internal Area = 136.4 sq m / 1468 sq ft

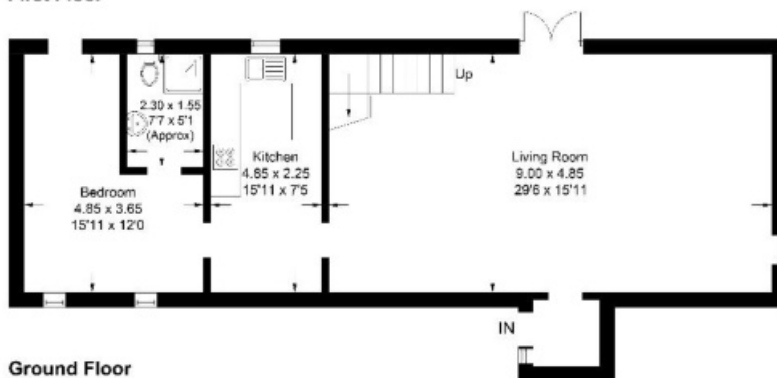
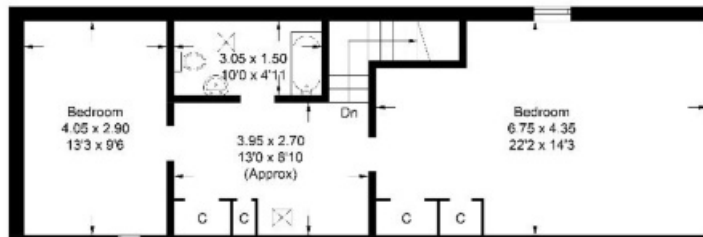


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118584)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.