

**Selkirk**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Whitehope Cottage West

Yarrow, Selkirk, TD7 5LA

**Offers Over £230,000**



This charming semi-detached 3-bedroom cottage is nestled in a peaceful rural setting, offering lovely views of the surrounding countryside. The property has been sympathetically extended by the seller to create open plan kitchen/dining/living space filled with natural light which opens out to an attractive rear garden. Also benefiting from a front garden, the property boasts plenty of outdoor space perfect for relaxation and entertaining. Whether you're enjoying a morning coffee with scenic views or unwinding in your tranquil garden, this home provides the perfect retreat from the hustle and bustle of everyday life.



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Accommodation:

Ground floor:

Entrance Hallway

Open Plan Kitchen/Dining/Sun Room

Sitting Room

Study/Bedroom

Utility Room

First Floor:

Two Double Bedrooms

Boxroom

Bathroom

Outside:

Garden to Front and Rear

Parking Area



### Location

Situated in the beautiful Yarrow Valley, enjoying a peaceful rural setting with countryside walks on the doorstep. Located approximately 9 miles from Selkirk 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. Selkirk 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 20 miles) and Galashiels (approx 15 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 25 minutes by car from the Property.

### Services

Private water and drainage. Electric central heating system.

### Fixtures and Fittings

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

### EPC

C

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

B



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

26 High Street,  
Selkirk, TD7 4DD  
Phone: 01750 723868  
Fax: 01750 23866  
Email: selkirk@cullenkilshaw.com

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

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### Whitehope Cottage West

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft

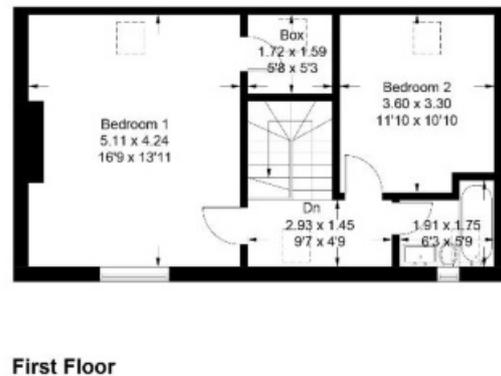
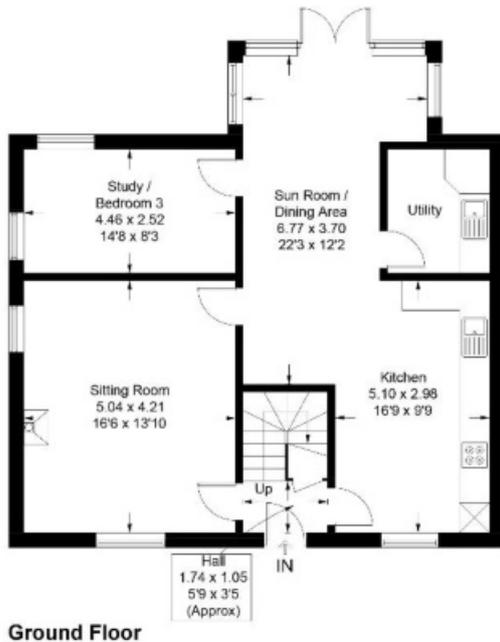


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180256)

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.