

Selkirk

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CULLEN KILSHAW
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Woodend

Ettrickbridge, Selkirk, TD7 5JJ

Offers Over £525,000



Situated on an elevated plot in the picturesque village of Ettrickbridge, this exceptional detached home boasts arguably one of the finest views in the village, with a breathtaking panoramic outlook across the surrounding countryside. Offering flexible accommodation with 4/5 bedrooms, the thoughtfully designed layout provides scope to create a self-contained granny flat or annexe if desired, subject to the necessary consents - ideal for multi-generational living or guest accommodation. The property sits within beautifully landscaped gardens and has the benefit of additional grazing land, amounting to approximately 3 acres in total, providing plenty of space to enjoy semi-rural living. The extensive grounds have been well thought out and lovingly maintained, offering vibrant planting, sweeping lawns, and versatile outdoor space, ideal for a variety of uses. Presented in excellent order throughout, this beautiful property must be seen to fully appreciate.



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Accommodation:

Ground Floor:

Entrance Hallway

Lounge

Kitchen/Diner

Utility Room (accessing Garage)

Master Bedroom with En-Suite Shower Room

Bedroom/Study

Family Bathroom

First Floor:

Landing

Three Bedrooms

WC

Outside:

Private garden ground and grazing land, extending to approximately three acres

Driveway and Double Garage

Garden Store & Log Store



Location

Ettrickbridge is situated 7 miles from Selkirk. The village has a great community spirit and benefits from a village hall, primary school and the award winning Cross Keys Inn. Ettrickbridge is well placed for countryside walks and cycles. 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.

Fixtures and Fittings

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

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D

EPC

D



Interested in this property?
Call 01750 723868

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

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 175.6 sq m / 1890 sq ft
Garage = 29.4 sq m / 316 sq ft
Total = 205.0 sq m / 2206 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256525)

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.