



Orchard Court is a deceptively spacious 4 bed detached bungalow, slightly split level in design, with the sunken sitting/dining room having been opened up to create a lovely bright living area. The property has been improved upon throughout to an exacting standard and is in immaculate order decoratively, with attention having been paid to quality. The corner position and double sized plot combine to provide the benefit of not only wonderful views but also generous garden grounds, which have been lovingly cultivated and are a particular feature of the house, encompassing several charming areas with a decked balcony from the kitchen creating a lovely spot from where to enjoy a coffee and the views. Secure parking is well catered for as there is a single garage, currently adopted for use as a studio, as well as a generous double garage, which may, subject to investigation, be suitable for conversion into ancillary accommodation.

Ashkirk is a charming village which sits just off the A7, bringing many surrounding towns and villages as well as several major employers along with rail travel, into easy reach. The village enjoys an active community life and for the keen golfer there is a popular golf course and clubhouse just a short distance away.

The well proportioned and beautifully presented accommodation consists of: - large entrance hall, sunken open plan living/dining room with fireplace and large windows (all fitted with electric blinds) bathing the room in light, roomy well equipped breakfasting kitchen with French doors out to decked balcony, large utility room with WC, 4 bedrooms (one with en-suite shower room, another entered via a spacious dressing room), family bathroom. The house has excellent storage space, including an attic which is conveniently accessed via a remote-controlled step ladder. LPG heating. Full double glazing.

The gardens include large expanses of lawn, with the borders stocked with numerous flowering plants, trees and shrubs. There are a number of large pots and planters, plus several very attractive pieces of garden art. To the rear there is a good sized patio along with a lovely pond, with wide paved paths creating definition to a number of thoughtfully planned and generously planted sections and sitting areas. There is a charming summer house in one corner to the front, plus a greenhouse, shed and log store. A monoblocked driveway gives ample off road parking, extending past the single garage, currently used as a studio whilst the large double garage is fronted by gravel; both are entered by remote control doors.

Edinburgh 51 miles. Selkirk 5 miles. Hawick 6.5 miles. Galashiels 11 miles.

(All distances are approximate)

### **Location:**

Orchard Court is situated on the edge of a small cul-de-sac, with the corner position providing wonderful open views over the countryside which surrounds the village. Ashkirk, which lies five miles from Selkirk and just under six and a half miles from Hawick, has a popular village pub, with 18 hole Woll Golf Course and Clubhouse a short distance away.

Hawick has a very good range of major supermarkets, whilst Selkirk, the closest town, provides a selection of independent shops, plus a small supermarket, popular delicatessen, hotels and several eateries. Local tourist attractions in the area include Bowhill House and Country Park, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre as well as many other attractions in nearby Melrose. Local sports teams include Selkirk Rugby Football Club and Selkirk Cricket Club and there is also a swimming pool, and a nine hole golf course in the town. Local festivals include the historic Common Ridings held in the summer, which is of particular note. There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf at The Woll or Selkirk Golf Clubs, lawn bowling, mountain biking, and a selection of walks in Selkirk and the surrounding countryside.

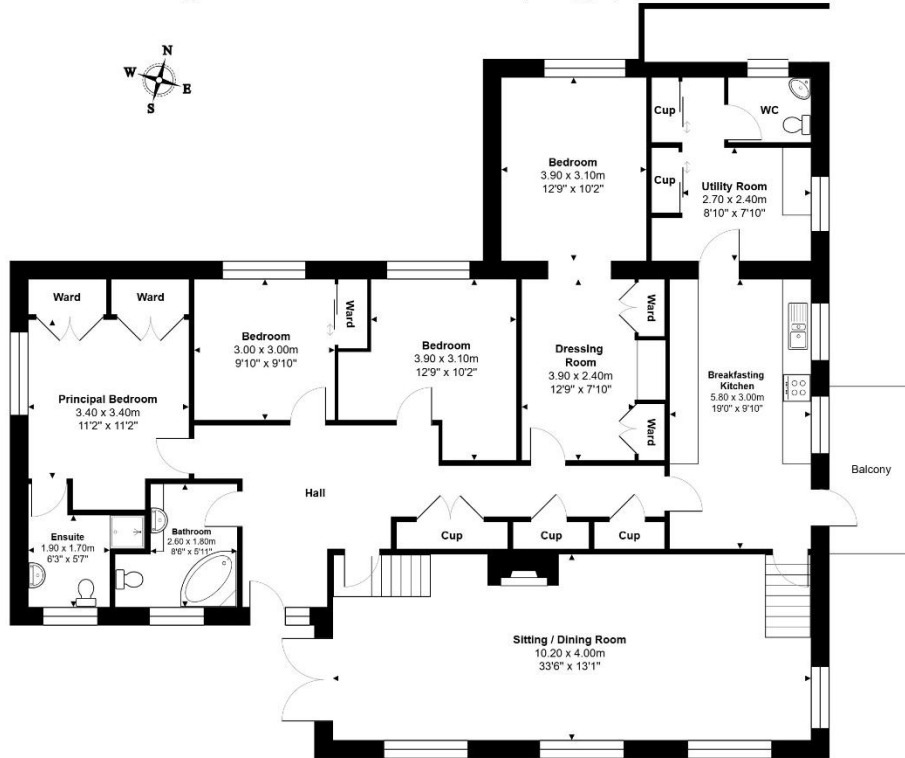
Ashkirk sits in an easily accessible area and can be reached by the A7 via Selkirk and Hawick which provides a link both North and South bound. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank, which has free parking, both around eleven and a half miles away. There is also a bus service, which stops on the A7, running from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns.





## 9 The Glebe Ashkirk TD7 4PJ

Approximate Gross Internal Floor Area: 176.8 m<sup>2</sup> ... 1903 ft<sup>2</sup> (excluding garages)



House  
Approximate Area: 176.8 m<sup>2</sup> ... 1903 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY





**Directions:**

For those with satellite navigation the postcode is: **TD7 4PJ**

From Selkirk take the A7 South towards Hawick. On reaching the turn-off for Ashkirk turn right into the village, then keep left at the Smiddy Pub. Follow the road along, taking the first available turning on the right into The Glebe. Orchard Court is the first house on the right.

From Hawick take the A7 North for Selkirk. On reaching the turn-off for Ashkirk (on the left) follow the above directions.

**FURTHER INFORMATION:****Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale. The integrated kitchen appliances include an induction hob, double oven, microwave and dishwasher. The American style fridge freezer will be included.

**Services:**

Mains electricity, mains water and drainage, telephone and broadband. The house is protected by CCTV and is fitted with an intruder alarm. Full double glazing. LPGCH. LPG fire in sitting room. Electric car charge point.

**Outgoings:**

Scottish Borders Council Tax Band Category: G

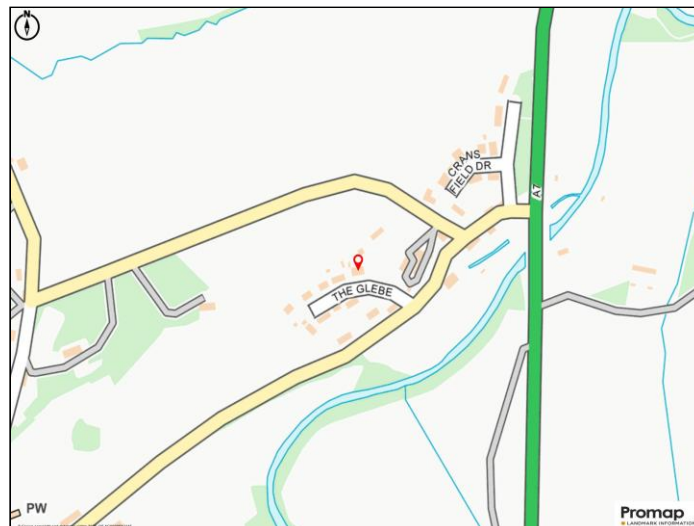
**EPC Rating:**

Current EPC: D57

**Viewings:**

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

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