



Holly Tree Cottage, Ashiestiel, Galashiels, TD1 3LJ
Offers Over £375,000



Set amidst the picturesque
Tweed Valley countryside,
an attractive traditional
stone country cottage nestled
in the quaint Borders hamlet
of Ashiestiel, ideally situated
between the towns of
Innerleithen and Galashiels.



DESCRIPTION:

Named Holly Tree Cottage, this charming three-bedroom detached home, dating back to the late 1800s, seamlessly blends historic charm with modern upgrades, making it ideal for contemporary family living. Tastefully decorated throughout, the cottage enjoys a comfortable layout offering accommodation across two-levels totalling and impressive 1787 square feet, and benefits from generous private garden grounds including a single detached garage. With its idyllic location and surroundings with superb countryside views, early viewing comes highly recommended to appreciate all Holly Tree Cottage has to offer.

The well-presented interior begins with an entrance vestibule leading into a bright and welcoming hallway, highlighted by a galleried stairwell with cleverly integrated storage beneath. The charming sitting room boasts a triple aspect, with windows to the front and side, and French doors to the rear framing picturesque countryside views. A wood-burning stove, set within a recessed fireplace with attractive surround, serves as a warm and inviting focal point. Tastefully upgraded in keeping with the cottage style, the dining kitchen is fitted with an excellent array of wall and base units with contrasting worktop surfaces incorporating a Belfast sink unit. Integrated appliances include an eye-level microwave oven, dishwasher, and Rangemaster cooker with extractor above. Bathed in natural light from dual-aspect windows at the front and side, the kitchen offers generous space for a dining table and chairs creating an inviting setting for family meals and entertaining guests. Beyond the kitchen, a practical utility room with matching units provides dedicated space and connections for a washing machine, tumble dryer, and an American-style fridge freezer. An external door offers convenient access to the rear garden. There are two bedrooms on the ground-floor, a generous double, and a comfortable double, both of which take full advantage of the fabulous views to the rear. Completing the ground floor is the family bathroom, which features a WC, wash hand basin, and a panelled bath with overhead shower. On the upper floor, a fantastic reception landing offers stunning views to both the front and rear. Currently set up as a fourth bedroom, it could just as easily serve as a family room, play area, or home office. The accommodation is completed by a magnificently sized bedroom, also boasting views to the front and rear, whilst exposed beams and a charming side window enhance the cottage character. Both rooms benefit from generous fitted storage space.

OUTSIDE:

Externally, there are generous, mature private garden grounds to the front, side and rear. A paved pathway stretches across the front, leading to both sides, partially framed by an original stone wall and lush mature plantings. To the side, a private gated drive offers convenient off-street parking and leads to single detached garage. At the rear, a generously sized garden offers breathtaking scenic views over the fields and rolling hills beyond. The rear garden boasts a spacious wild garden area, enriched with a variety of mature plantings, charming stone walling, and a quaint timber garden shed. Directly accessible from the property, a spacious paved patio area provides an inviting space for outdoor lounging and dining, perfect for alfresco meals, relaxation, and entertaining during the warmer months within a picturesque setting with stunning views and serene surroundings.

LOCATION:

Ashiestiel, lies within county of Selkirkshire, in the heart of the stunning and unspoiled Scottish Borders countryside, accessible via Ashiestiel Bridge over the River Tweed. Just 35 miles south of Edinburgh city centre and 39 miles from the airport, the area is ideal for commuting and well-connected. Primary schooling is available in nearby Clovenfords, with easy access to Peebles, Melrose, Innerleithen, and Galashiels, which offer extensive shopping, dining, and leisure facilities. Peebles and Innerleithen also provide additional recreational amenities, including Peebles Hydro, the Eastgate Theatre, swimming pool, and a vast array of cycle paths. Galashiels offers secondary schooling and further education, well-known supermarkets, and a wide range of additional amenities, with the Borders General Hospital just 9 miles away. The area is a haven for outdoor enthusiasts, featuring world-renowned mountain biking, fishing, shooting, golf, and hill walking. The River Tweed, famous for its salmon fishing, is within walking distance, while the Southern Upland Way and Tweed Cycle Route provide excellent hiking and cycling opportunities. The new Borders Railway, with stations in nearby Stow and Galashiels, connects to Edinburgh in under an hour, ensuring easy access to the capital.

SERVICES:

Private water and drainage. Mains electricity. Oil-fired central heating. Double-glazed timber framed sash and casement windows. Telephone and broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, integrated kitchen appliances including the Rangemaster cooker will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E. Amount payable for year 2024/2025 - £2,449.59. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is E (40) with potential C (79).







CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

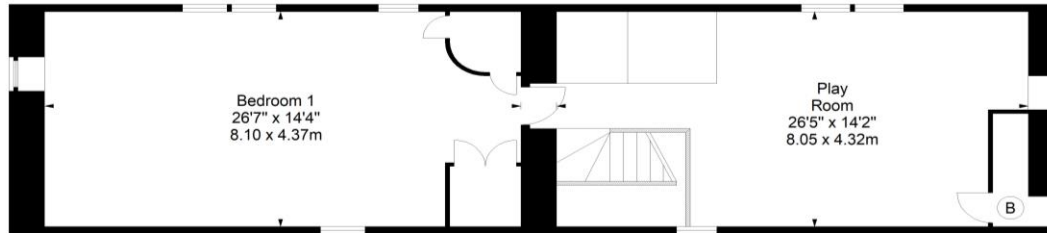
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared March 2025.

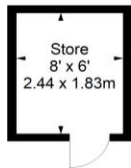
**Holly Tree Cottage,
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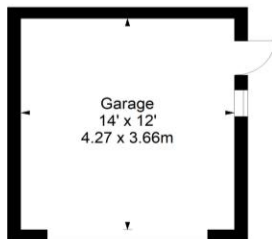
Approx. Gross Internal Area
1887 Sq Ft - 175.30 Sq M
Garage
Approx. Gross Internal Area
168 Sq Ft - 15.61 Sq M
Store
Approx. Gross Internal Area
48 Sq Ft - 4.46 Sq M
For identification only. Not to scale.
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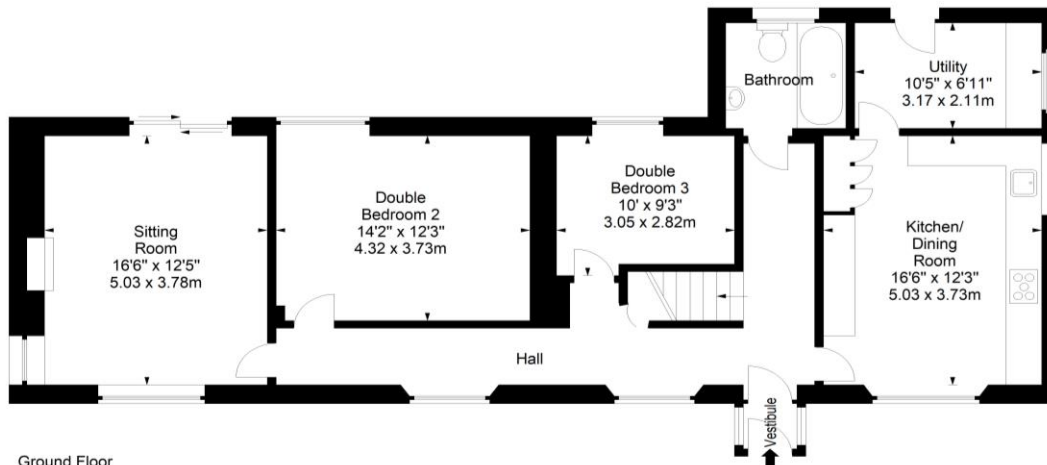
First Floor



Ground Floor



Ground Floor



Ground Floor



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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SALES

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