

COULTERS[©]

AIKWOOD TOWER

SELKIRK, SCOTTISH BORDERS, TD7 5HJ

 5 BED  5 BATH  5 PUBLIC



HISTORICAL OVERVIEW

Aikwood Tower is an exceptional 16th-century tower house, rising over four storeys with an attic floor. Granted to Robert Scott by King James V in 1517, the tower was likely constructed shortly after, potentially as early as 1535, though the exact completion date is unknown. It has remained within branches of the Scott Clan ever since.

The site's history extends further back—legend has it that an earlier building here was home to Michael Scott, the famed 13th-century scholar and 'wizard'. Michael studied in Oxford, Paris, Padua, and Toledo, translated the works of Aristotle, tutored Emperor Frederick II, and gained renown for his so-called magical abilities.



Having fallen into disrepair by the 19th century, Aikwood Tower was meticulously restored in the late 1980s, receiving numerous prestigious architectural awards. Perched high above the Ettrick Water, the property enjoys magnificent panoramic views.

The current owners have upgraded and lovingly maintained the property to a high standard throughout.

KEY FEATURES



Magnificent 16th Century Peel Tower



Beautifully presented accommodation



Currently used for holiday lets and events venue



Open views over dramatic rolling countryside



Attractive garden & grounds of approx. 0.47 acres



Courtyard and stone-built function room



EPC Rating - E





Property Information

Aikwood Tower has successfully operated as a holiday rental and event venue, including weddings, for the past 14 years (see: www.aikwoodtower.com). The sale includes this established and fully compliant short-term letting business, offering a turn-key opportunity for buyers interested in continuing commercial use.

- Council Tax Band: Not specified (currently rated as self-catering accommodation, Rateable Value: £12,000)
- Services: Mains water and electricity, shared septic tank, electric heating, hot water via immersion heater





Accommodation

Accessed via a charming walled garden, the entrance opens into a welcoming hallway with vaulted ceilings that immediately showcases the tower's unique architectural features and craftsmanship. To the left, a rare left-turning (Kerry-handed) spiral staircase leads to the upper floors. Ahead lies a fully equipped kitchen with an AGA, a pantry, and space for informal dining.

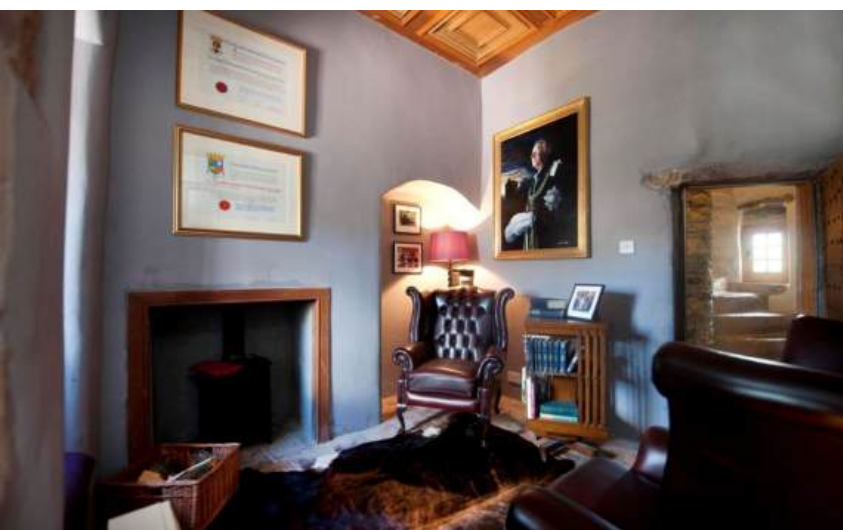
The ground floor also features the Laich Hall, a versatile room with a galleried upper level and stairs leading to it. French doors open to both the courtyard and the walled garden. For those considering commercial use, the ground floor includes two WCs and a fully fitted function kitchen, which could also be repurposed for private living.

On the first floor, the magnificent Great Hall is the heart of the home, complete with an intricate, historically significant fireplace and a galleried connection to the adjacent upper level. The Laird's Study, also on this floor, offers a cosy retreat with a wood-burning stove.

Bedrooms

Across the galleried landing is the first of the five bedrooms. The Harden bedroom has its own en suite and private staircase to the ground floor. The principal suite (Buccleuch) occupies the entire second floor, offering stunning countryside views









and an adjacent luxurious bathroom. Three additional en suite bedrooms are found across the third and fourth floors, each with breath taking views.

Courtyard and Cart Shed

To the east is a courtyard area with a detached stone-built former cart shed, which has been transformed in to a large function room.

Gardens

To the west lies a beautifully maintained walled garden, a sun trap throughout the day. Featuring a delightful mix of shrubs, trees, a spectacular laburnum arch, and a small but productive apple orchard, the garden offers colour year-round and attracts local wildlife. Much of the space is laid to lawn, making it ideal for relaxation and outdoor enjoyment.

Location

Aikwood Tower boasts an elevated, private setting overlooking the Ettrick Water and the rolling hills of the Scottish Borders. Despite its seclusion, the town of Selkirk is just four miles away, while Edinburgh is within easy commuting distance at 40 miles.

The surrounding countryside is among the most unspoiled in the region and is perfect for outdoor pursuits, including world-class fishing, shooting, golf, walking, and mountain biking. The nearby village of Ettrickbridge is home to a traditional coaching inn, recently named Scotland's Best Pub by VisitScotland.

Local towns such as Melrose, Galashiels, Innerleithen and





Peebles offer a wide array of shops, restaurants, and services. Melrose is also home to the respected St Mary's private preparatory school and The Borders General Hospital.

The Borders Railway offers excellent commuter links to Edinburgh, with nearby stations at Stow and Galashiels providing regular services and journey times of 42 and 50 minutes respectively. Edinburgh itself offers a vibrant cultural scene, outstanding schools, and an international airport with direct flights to North America.

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EXTRAS

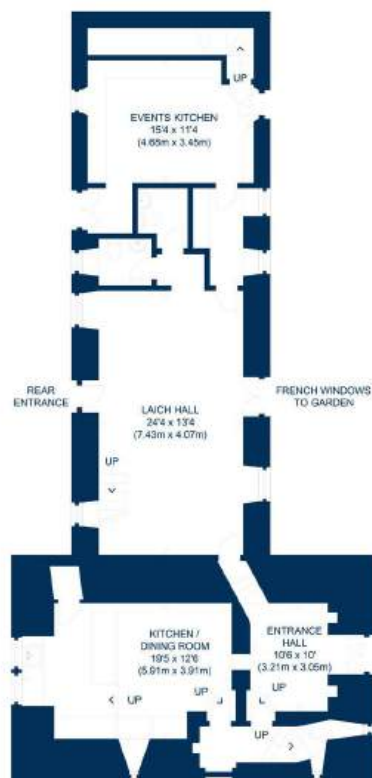
All fitted carpets, light fittings, white good and integrated appliance are included in the sale.

TENURE: Freehold

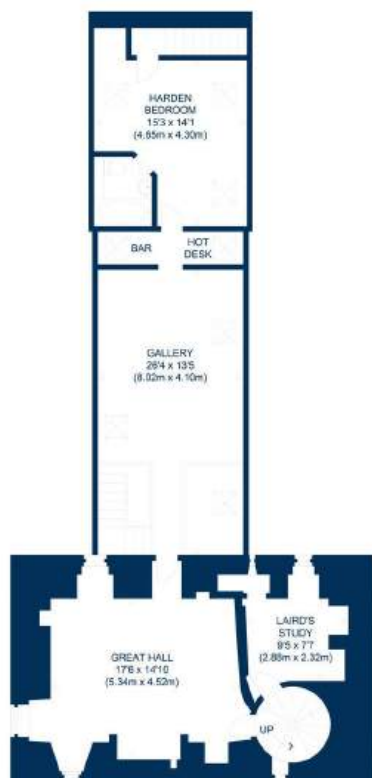
LISTING: Category A Listed-







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1161 SQ FT / 106.9 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1137 SQ FT / 105.7 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 416 SQ FT / 38.7 SQ M



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 416 SQ FT / 38.7 SQ M



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 298 SQ FT / 27.7 SQ M

AIKWOOD TOWER
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3426 SQ FT / 318.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.