



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



THE BOTHY

ELIBANK, WALKERBURN, SCOTTISH BORDERS EH43 6DA



2



4



5



C





WELCOME TO

THE BOTHY

Set at the foot of Elibank Castle, The Bothy is an exclusive architect-designed detached house that offers a significant near 4-acre plot and a truly awe-inspiring location amongst the rolling Scottish Borders' countryside. In a secluded setting with direct access to the recreational opportunities Elibank & Traquair Forest has to offer, the home's large rooms make the most of the surrounding scenery, enjoying dual-aspect and oversized windows to bring the outside in. The interiors are of an exceptionally high standard too, boasting two reception rooms and four impressively large bedrooms, served by four en-suites, a family bathroom, and a WC. It also benefits from a large breakfasting kitchen and a large convenient utility room. Meanwhile, the enveloping plot ensures families have extensive private parking and a wealth of outdoor space.

THE HIGHLIGHTS

- Exclusive architect-designed detached house with approximately 4 acres of land
- Spectacular rural location in a secluded setting with direct access to Elibank & Traquair Forest
- Impressive wraparound gardens and substantial area of grazing land
- Driveway for multiple vehicles and a detached double garage
- Living/ dining room with log burner and full-height windows
- Family room with dual-aspect windows and a log burner
- Modern, on-trend breakfasting kitchen with wooden worktops
- Generously appointed large utility room
- Four large double bedrooms with outstanding storage
- Four high-quality en-suites, four-piece family bathroom, and WC





TAKE A LOOK AROUND

Inside, a hall welcomes you, providing generous storage and a nearby WC. The dual-aspect living room is upstairs sharing an expansive open-plan layout with the dining area. Here, full-height windows capture the imagination, bringing the outside in. Elegant styling (typical of the home) elevates the space further, along with a log-burning stove. Similarly, a dual-aspect family room has equally large dimensions, as well as a log burner. Expanding off the dining area, the dual-aspect kitchen features an on-trend range of modern cabinets and wooden worktops with a breakfast bar return. It is a stylish design that offers ample space and storage. A separate large utility room also comes generously appointed.

THE BEDROOMS & BATHROOMS

The four double bedrooms are all wonderfully large and beautifully presented, maintaining the exceptional standards. The massive principal suite has the added advantage of (near) floor-to-ceiling windows and a large dressing area. The second bedroom has a walk-in wardrobe and store, whilst bedrooms three and four have built-in wardrobes. Ensuring optimal luxury, all four bedrooms have their own high-quality en-suite shower room as well. The accommodation is finished by a four-piece family bathroom, which includes a double-sized bath and a walk-in shower enclosure. Oil-fired central heating and double glazing ensure year-round comfort.



THE DETAILS

All fitted floor and window coverings, light fittings, and integrated cooker to be included in the sale.



bs

FOUR LARGE DOUBLE
BEDROOMS WITH STORAGE,
FOUR HIGH-QUALITY EN-SUITES,
FAMILY BATHROOM, AND WC





TOUR THE GROUNDS

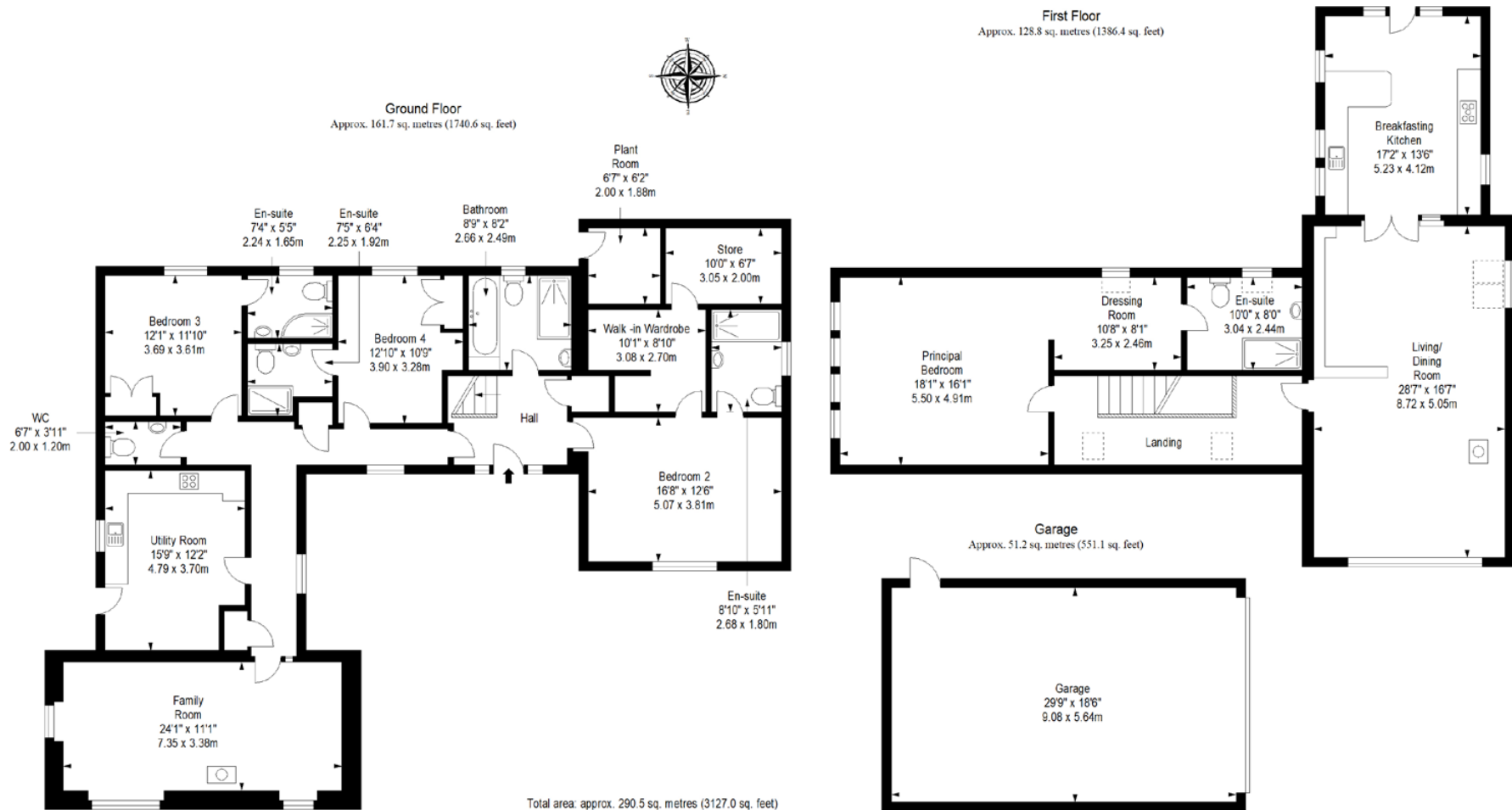
The Bothy's remarkable plot of approximately 4 acres includes a vast private driveway for several vehicles and a detached double garage and workshop, as well as a substantial area of grazing land and impressive wraparound gardens that offer complete privacy, in addition to stunning country and woodland views. These gardens are enclosed providing huge swathes of lawns, alongside mature plants and low-maintenance areas for outdoor dining.

TELL US ABOUT

ELIBANK, WALKERBURN

Situated on the banks of the River Tweed, Elibank is a spectacular rural area that offers a true sense of seclusion amongst the Scottish Borders' rolling countryside. It is an exclusive setting with the most scenic panoramic views. Conveniently, the neighbouring village of Walkerburn is just an 8-minute drive away. This quaint village is home to a convenience store, a Post Office and a coffee shop, with more extensive retail and diverse arts and leisure facilities available in nearby Peebles and Galashiels. At the heart of Walkerburn is the village hall, which hosts a number of community groups, health and fitness classes, and activities to suit all ages and interests. There is also a traditional social club and a bowling club, just across the River Tweed. Nursery and primary education are provided at Walkerburn Primary School, followed by outstanding secondary education at nearby Peebles High School. For further education, Galashiels is home to the main campus of the Borders College and offers a fantastic environment in which to gain additional qualifications. The A72 passes through Walkerburn, making commuting by car across the Scottish Borders and into Edinburgh fast and efficient. A regular bus service operates between Edinburgh and Galashiels, while the nearest train station in Galashiels also offers convenient links to the heart of the capital.

FLOORPLAN



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS