



## Mill Lade Ettrickhaugh Road, Selkirk, TD7 5EL

### Offers in the region of £450,000

\*\*\* VIEW HOME OPEN BY APPOINTMENT \*\*\*

SPRING DISCOUNT COMING SOON

An exclusive development of brand new executive homes in a picturesque setting on the edge of the popular town of Selkirk. This exciting development provides a unique opportunity to purchase a detached home in a highly sought after area, well-placed for easy access to the many amenities of the town, while taking full advantage of the stunning countryside on your doorstep.

#### ACCOMMODATION

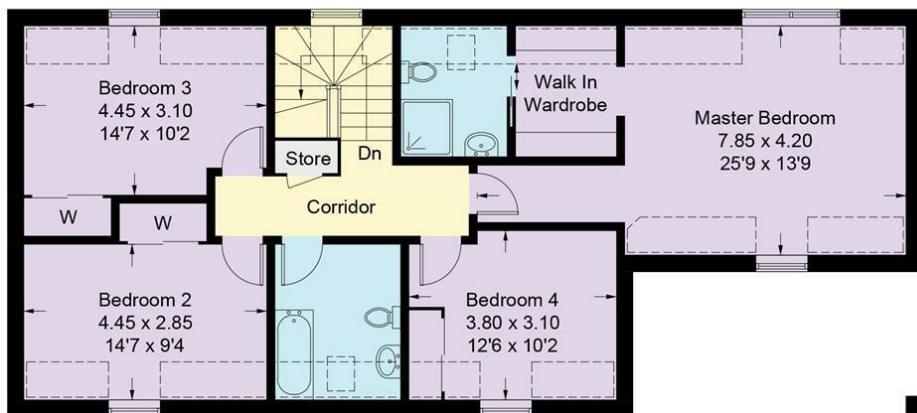
Entrance Hall, Open Plan Kitchen/Dining/Family Room, Drawing Room, Utility, Cloakroom, Master Bedroom with Ensuite Bathroom, 3 Further Double Bedrooms, Family Bathroom.

## Location

The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Ettrick Water. Positioned around six miles from railway stations in both Galashiels or Tweedbank, both providing a regular train service to Edinburgh with free parking at Tweedbank. Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is a variety of outdoor pursuits in the area including fishing on the Rivers Ettrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.

## Floor Plan

Approximate Gross Internal Area = 193 sq m / 2077 sq ft



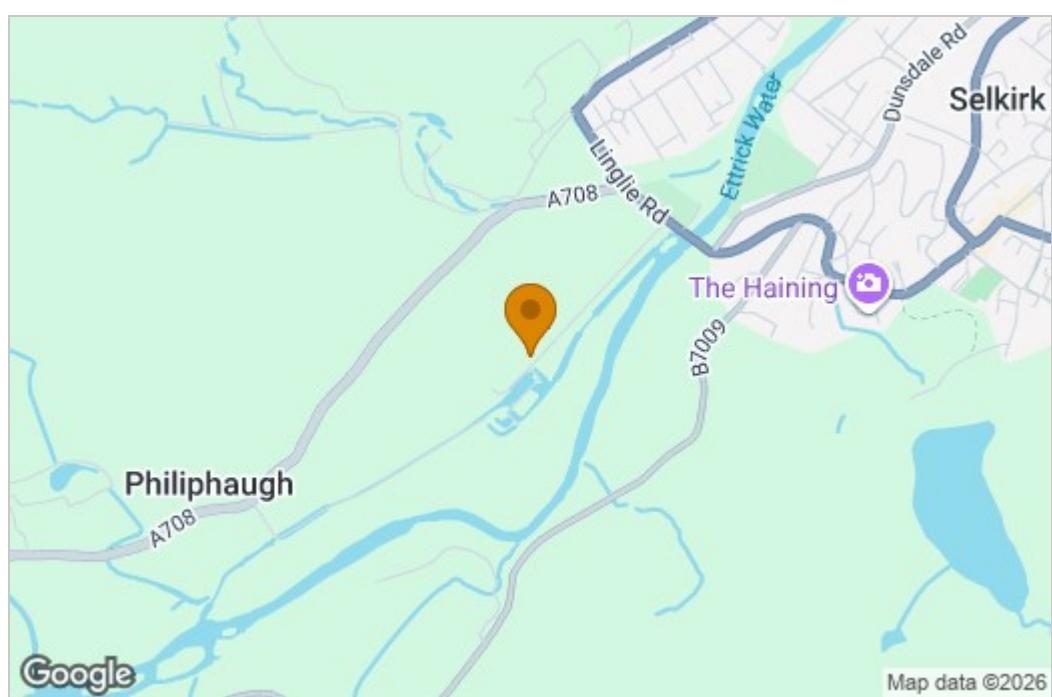
## First Floor



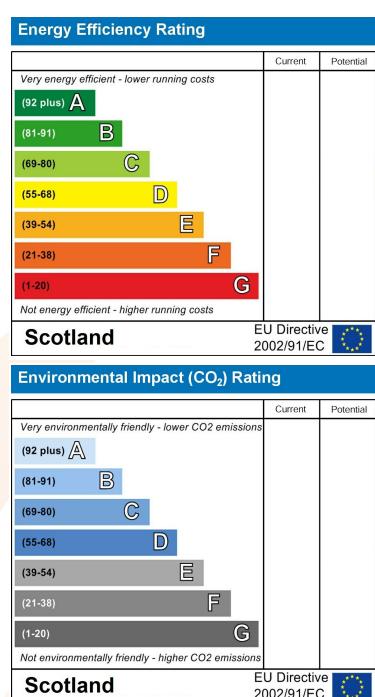
## Ground Floor

Illustration for identification purposes only, measurements are approximate,

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.