



5 Ettrickhaugh Cottages is an absolutely delightful and beautifully presented semi-detached 2 bedroomed cottage, which has been greatly improved upon by the current owners and is in pristine condition with a number of charming features throughout. Located within a highly sought after residential area, with the rugby ground and cricket pitch close by and the town centre in easy reach, the property benefits from stunning unrestricted views giving the feel of being in the midst of countryside. Of particular note are the beautiful well established gardens, which are very private and abundantly stocked with a wonderful selection of colourful and fragrant flowering plants. A section to the rear houses a fabulous studio/home office with adjoining store/workshop, perfect for anyone who works or runs a small business from home; currently used as a treatment room. This area has its own entrance and also houses a delightful pergola providing a perfect secluded spot from where to enjoy the sunsets.

Although the location and views provide a setting which gives the feel of being in the countryside, the town centre is readily accessible, as are both the rugby and cricket clubs, the Leisure Centre and numerous lovely walks. Selkirk itself is well placed for travel to many of the region's major towns and is well served by public transport, with the railway station at Tweedbank, which offers free parking and brings Edinburgh city centre into a one hour journey, just a short ten minute drive away.

The accommodation comprises:, hall, sitting room with multi fuel stove, modern dining kitchen with generous units and wooden countertops, rear porch/boot room with utility room off, 2 double bedrooms, stylish shower room. Gas central heating. Double glazing.

Externally, the front is screened round by a picket fence and has a pretty garden with grass and flower beds. The rear garden is quite beautiful; with the first section having an area of grass, a semi circular patio and abundant colourful plants, trees and shrubs. An arch swathed in climbers screens off the back section, which is a fantastic space and houses a log store as well as the aforementioned studio and pergola. On street parking.

Edinburgh 42 miles. Tweedbank 7.5 miles. Melrose 8.5 miles. Hawick 12 miles. Galashiels 6.5 miles.
(All distances are approximate)

Location:

Selkirk is a popular market town situated on the banks of the Ettrick Water. With a range of independent shops, hotels and pubs plus a small supermarket and several places to eat. Local tourist attractions 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 modernised Leisure Centre/swimming pool, and a nine-hole golf course within the town. Local festivals include the historic Common Ridings held in the summer which is of particular note.

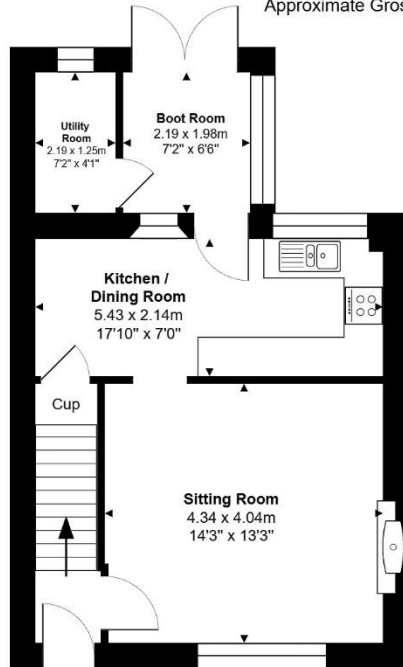
There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. There is a doctor's surgery in the town, both primary and secondary schooling and the Borders General Hospital, the largest hospital in the Scottish Borders, is only ten miles away on the fringes of Melrose.

Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. 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 both of which are approximately six miles away. There is also a bus service, which passes through the town, which runs from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns.

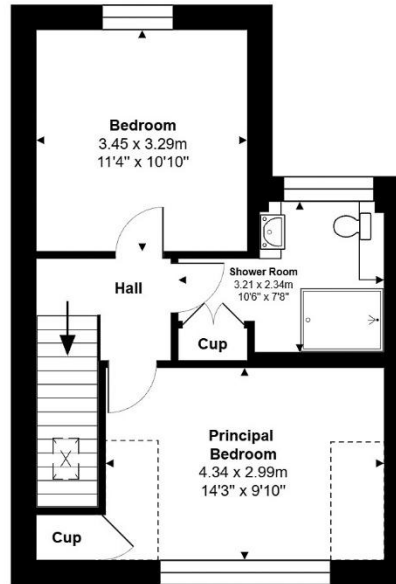


5 Ettrickhaugh Cottages Ettrickhaugh Road Selkirk TD7 5AY

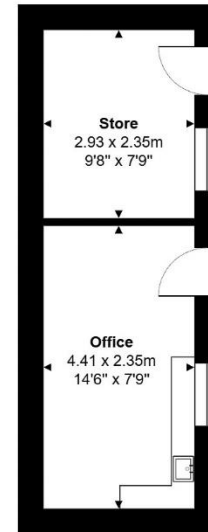
Approximate Gross Internal Floor Area: 82.0 m² ... 883 ft² (excluding office, store)



Ground Floor
Approximate Area: 42.9 m² ... 462 ft²



1st Floor
Approximate Area: 39.1 m² ... 421 ft²



Home Office
Approximate Area: 17.6 m² ... 189 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions:

For those with satellite navigation the postcode for the property is: **TD7 5AY**
Travelling either North or South bound on the A7 into Selkirk, from Market Square turn into West Port. Follow the road down past The Green and continue down the hill and over the bridge then turn left into Ettrickhaugh Road. Number 5 lies on the right hand side towards the far end of the street, which has the benefit of being a no through road.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water and drainage. Gas fired central heating. Double glazing.

Outgoings:

Scottish Borders Council Tax Band Category: C

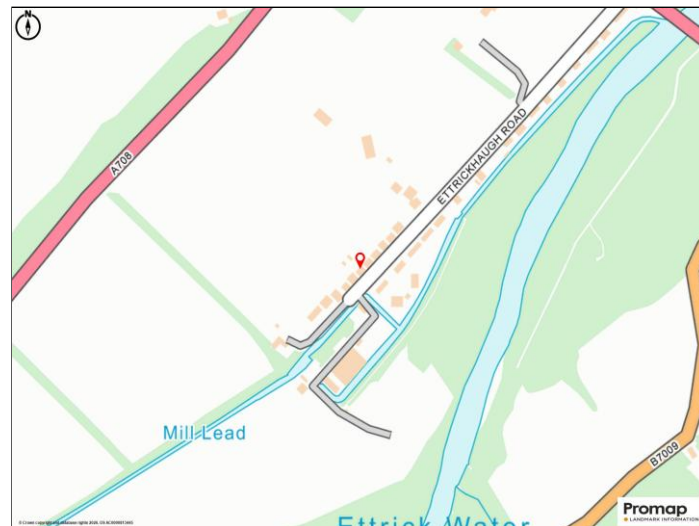
EPC Rating:

Current EPC: D59

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.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk