

Peebles

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Offers Over £200,000



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1 Gillwood, Cappercleuch, Selkirk TD7 5LG



A property with an exceptional rural setting, surrounded by rolling hills, mature woodland and open countryside, offering a rare opportunity to enjoy the peace and freedom of the Scottish Borders. The surrounding landscape creates an immediate sense of tranquility, with the changing seasons providing a spectacular backdrop throughout the year.

Dating from around 1950, the property retains a wealth of traditional character and has benefited from recent upgrades, whilst also offering scope for a degree of modernisation. This provides the next owner with an opportunity to enhance the property further and create a home to their own taste, complemented by features including natural slate roofing and traditional fireplaces. Private garden grounds extend to the front, side and rear, with established planting and mature boundaries creating a wonderful connection between the house and its surroundings.

It is the combination of character, privacy and landscape that makes this property particularly distinctive. A peaceful country retreat in a beautiful part of the Scottish Borders, yet within reach of the amenities of Selkirk, it offers an enviable lifestyle for those looking to enjoy the outdoors and escape the pace of modern life.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with open fire
- * Kitchen
- * Rear vestibule
- * Pantry
- * Family bathroom with over-bath shower
- * Conservatory

FIRST FLOOR

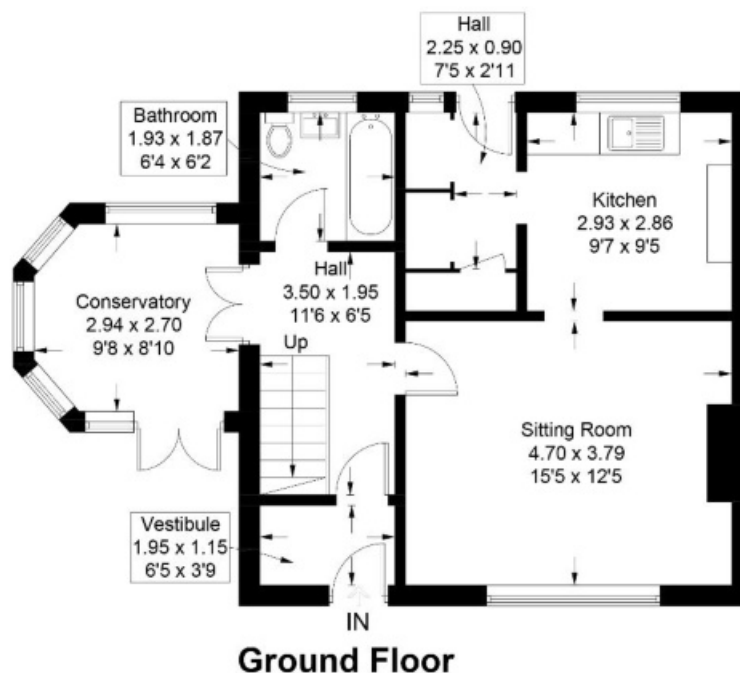
- * Upper landing
- * Three spacious double bedroom with fitted wardrobes
- * Cloakroom

ADDITIONAL INFORMATION

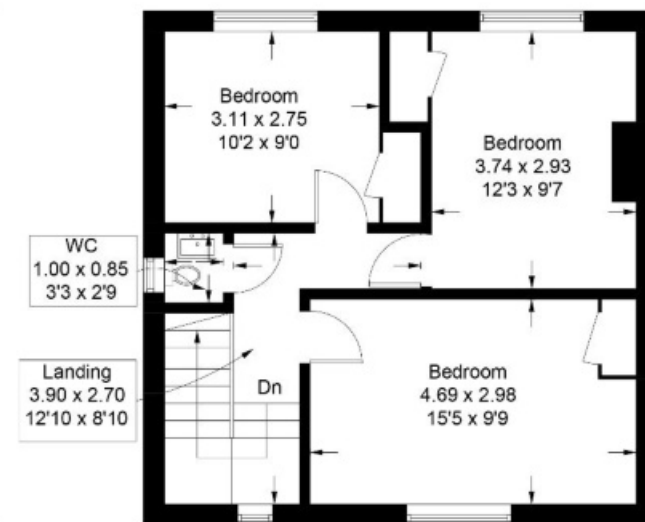
- * Double glazing
- * Part electric panel heaters, with solid fuel secondary heating
- * Private fully enclosed wraparound garden
- * Property has been fully re-wired

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Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325893)

Situation

Enjoying a spectacular setting in the heart of the Scottish Borders, Cappercleuch lies on the shores of the renowned St Mary's Loch, surrounded by rolling hills and some of Scotland's most beautiful countryside. The area offers an outstanding range of outdoor pursuits, including walking, cycling, fishing and sailing, while the nearby towns of Selkirk, Peebles and Moffat provide a good selection of everyday amenities. Cappercleuch lies within the catchment for Yarrow Primary School and Selkirk High School, with school transport available. Edinburgh is also within commuting distance, offering access to a wider range of independent schools and city amenities.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods

Services

Mains electricity, private water and septic tank drainage

EPC

Band F

Council Tax

Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.