



Hawthornbank is a detached cottage set just off the roadside on the A708 to Moffat in a rural but not isolated location within the heart of the beautiful Yarrow Valley, just 8 miles or so away from St Marys Loch and approximately 11.5 miles from the bustling Borders town of Selkirk. The property requires renovation and upgrading throughout but has great potential and scope to extend/reconfigure; subject to investigation and necessary planning consents. The rooms are surprisingly spacious, and the large adjoining store includes wooden stairs leading up into Bedroom One, plus it backs onto the stone built garage. Once improved upon this could make for a delightful country home, whether for permanent or occasional use, whilst the fantastic countryside location could make it a very good holiday let prospect.

The rural location will appeal to those seeking a quieter lifestyle, and there are many attractions on hand for those with an interest in walking and country pursuits. The town of Selkirk can be reached by car in around twenty minutes and provides a good range of facilities catering well for every day needs, including one off shops and cafes/coffee shops, small restaurants and a modern Co-op. Recreational amenities include a swimming pool/leisure centre, cricket pitch, golf course and rugby ground.

The accommodation comprises: three double bedrooms (one of which is off another), a large sitting room with two fireplaces, a very spacious kitchen and a downstairs bathroom. There is oil fired heating, with the boiler located in the store room.

Externally, parking is catered for by an off road parking area to the side along with an adjoining stone built garage. The front is screened by a low fence and a path extends around the side and to the rear, where there is further raised garden.

**Moffat 23 miles Edinburgh 39.5 miles Selkirk 11.5 miles Melrose 18.5 miles Hawick 22 miles
(All distances are approximate)**

LOCATION:

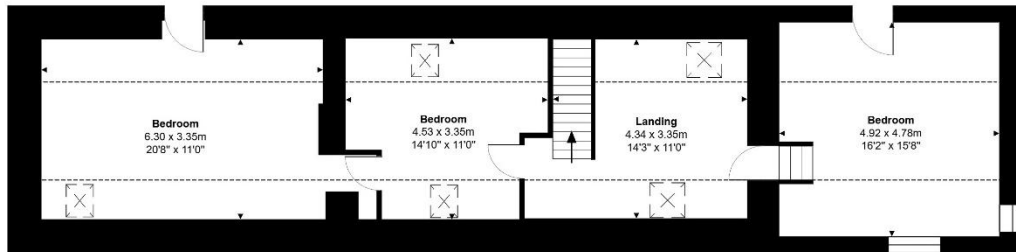
Yarrow Feus is located in the heart of the Yarrow Valley, with outdoor pursuits including hiking, cycling and horse riding. The largest natural loch in the Scottish Borders, St Mary Loch, is popular for waters sports, sailing and fishing. For walkers, there are stunning walks on hand, with St Marys Loch marking the start of the Southern Upland Way. Other nearby attractions include Bowhill House, Kirkhope Tower and the award winning Hotel and Restaurant 'The Gordon Arms'. Selkirk is well served by public transport and has the A7 running through it, which links south bound to the M6. Rail travel to Edinburgh can be found in either Tweedbank or Galashiels, with Edinburgh Waverley Station taking around one hour. There is a nearby primary school in Yarrow with secondary in Selkirk.



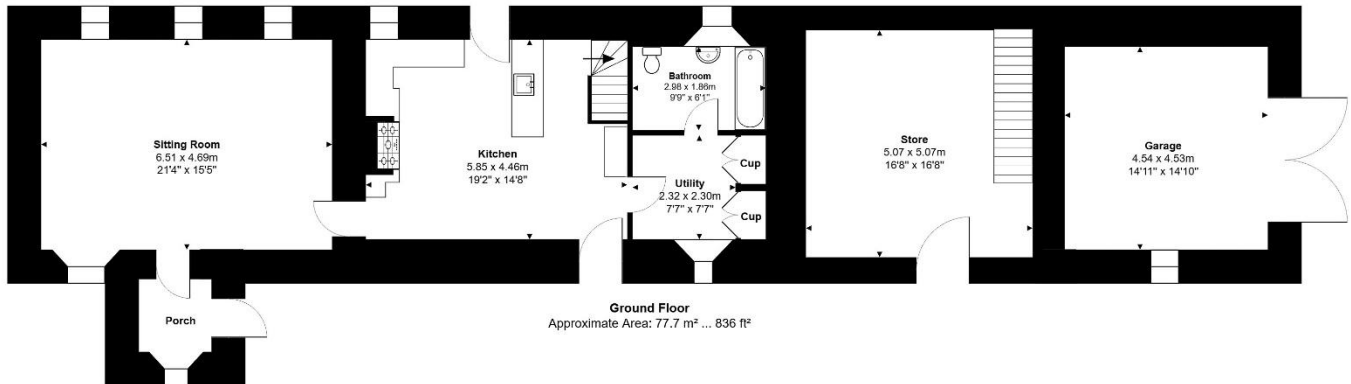


Hawthornbank Yarrowfeus TD7 5LB

Approximate Gross Internal Floor Area: 168.1 m² ... 1809 ft² (excluding stores and areas of restricted head height)



First Floor
Approximate Area: 79.5 m² ... 856 ft²



Ground Floor
Approximate Area: 77.7 m² ... 836 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 Sat Nav users the post code of **TD7 5LB** will take you to the correct location. From Selkirk town centre, travel down Westport and carry on down the hill, driving past the Rugby Club. Turn left where signposted for the A708, Moffat/St Marys Loch. Continue driving through Yarrowford and carry on until the sign for Yarrowfeus. Hawthornbank is the white cottage on the right hand side of the road as you are leaving the hamlet.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains water. Private drainage. Electricity. Oil heating, with boiler located in the store room.

Outgoings:

Scottish Borders Council Tax Band Category: D

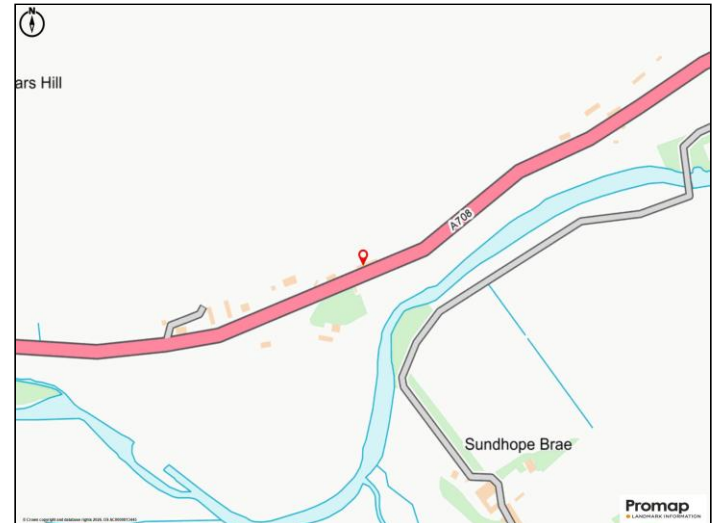
EPC Rating:

Current EPC: F35

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.



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