



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Ash Cottage , Selkirk, TD7 5JN

Guide price £185,000



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Ash Cottage

Selkirk, TD7 5JN

- Semi-Detached Single Storey Cottage
- 2 Bedrooms
- Private enclosed Garden
- Ideal First Time Buy or Downsizing Opportunity
- Oil-Fired Central Heating
- Garage
- Allocated Parking Space
- Sought-After Village Location

Located in the much sought-after village of Ettrickbridge, Ash Cottage is a charming traditional two bedroom semi-detached cottage in a peaceful rural setting just a short drive from Selkirk, in the beautiful rolling countryside of the Ettrick Valley. The property further benefits from a private enclosed garden, garage and allocated parking.

The cottage is well proportioned with scope for someone to put their own stamp on it and provides an ideal opportunity for a first time buyer or downsizer, but equally has great potential as a holiday let or weekend getaway. There is a good sized living room and kitchen, 2 bedrooms and bathroom. The property benefits from double glazing, oil-fired central heating, detached garage with allocated parking and a private enclosed garden.

ACCOMMODATION

ENTRANCE HALLWAY - LOUNGE - 2 BEDROOMS - HALLWAY - KITCHEN - BATHROOM - GARAGE -



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Internally

The main entrance hall leads to the bathroom, kitchen and cosy lounge with an open fire for those cold winter nights, with the two bedrooms off the second hallway to far side of the lounge.

Kitchen

The kitchen offers a practical layout ideal for everyday cooking. The kitchen has a good range of wall and base units which have been wrapped and is overlaid with laminated worktops and incorporates a 1.5 bowl stainless steel sink with mixer taps. There is also under counter space for washing machine and under counter fridge or freezer as well as space for a freestanding cooker and fridge freezer.

Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with tiled splashbacks.

Externally

The rear garden is largely laid to lawn and bound by timber fencing and shrubs. There is access to the garage from the garden as well as from the street out front and allocated off street parking for 1 car.

Garage

A detached garage can be accessed from the garden as well as from the street.



Location

Ash Cottage is nestled in the very heart of the idyllic village of Ettrickbridge which is highly regarded as the central hub for the picturesque and dramatic Ettrick Valley. It benefits from a highly-regarded Primary School and a traditional village Inn which serves as a local public house and restaurant. The lively Village Hall hosts a range of regular and seasonal events, welcoming residents and visitors alike and contributing to a real sense of community. Ettrickbridge is a vibrant and inclusive village with many active groups and clubs, ranging from the mother and toddler play group, to the sports and recreation club as well as art and craft groups. The sports field and pavilion are virtually opposite the cottage and, in addition to a well-used recreation area, offer a children's play park and an excellent community tennis court. These facilities are also the focus for the many events that make up the village's annual 'Brigend Week' summer festival. The nearby Bowhill Country Estate is a major tourist attraction for the local area providing various family and outdoor pursuits such as horse riding, mountain biking and the fun packed adventure playground. The Ettrick Valley is renowned for its beauty and is blessed with many waymarked walking routes.

The property is located approximately 7 miles from the historic market town of Selkirk which boasts a wide range of independent shops, bars, restaurants and secondary school facilities. Local sports such as rugby, football, golf, tennis and shooting are all readily available, as well as a very popular farmer's market held once a month. Galashiels, located approximately 13 miles away, is regarded as the commercial centre of the Borders benefitting from a full range of amenities including large supermarkets, clothes shops, cafes, bars, restaurants, cinema and train station with journey times to-and-from Edinburgh in less than one hour.

Fixtures & Fittings

All fitted carpets, floor coverings, curtain poles and integrated appliances are to be included within the sale.

Council Tax

Council Tax Band C

Home Report

A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Viewings

Viewings are strictly by appointment through James Agent.

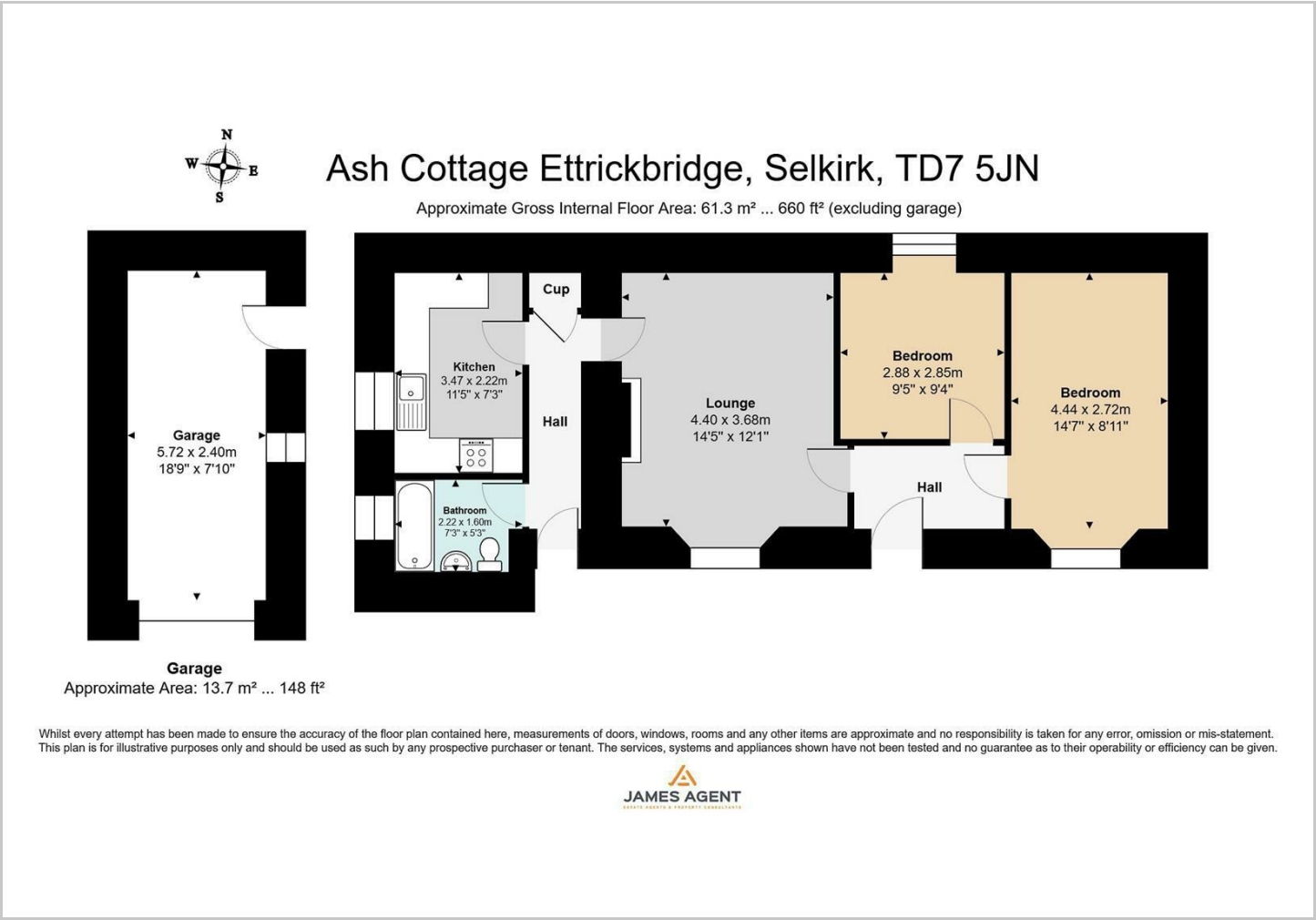
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

