

**Selkirk**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Kirkview

Ettrickbridge, Selkirk, TD7 5JN

**Guide Price £325,000**



Nestled in the charming village of Ettrickbridge, Kirkview is a well presented detached property, offering flexible accommodation perfect for modern family life and conveniently situated adjacent to Kirkhope Primary School. Boasting three reception rooms, including a bright and sunny conservatory, the property provides ample space for relaxation, entertaining and home working. Generous storage options throughout ensure practical living, whilst the well-proportioned bedrooms accommodate growing families with ease.

Set within generous garden ground to both front and rear, the grounds are safe for children and pets, creating an ideal outdoor space. In addition, the property includes a garage/workshop and a further versatile workshop, offering a host of possibilities for hobbies, projects, or additional storage.

This property combines charm, functionality, and a tranquil village location, making it a perfect choice for those seeking family living with room to grow.



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#### Accommodation:

##### Ground Floor:

Vestibule  
 Entrance Hall  
 Lounge  
 Dining Room  
 Breakfasting Kitchen  
 Utility Room  
 Conservatory  
 Double Bedroom  
 Shower Room  
 Study

##### First Floor:

Landing  
 Three Double Bedrooms  
 Family Bathroom  
 Storage Room

##### Outside:

Private garden ground to front and rear  
 Driveway and Garage/Workshop  
 Additional Workshop  
 Greenhouse



### Location

Ettrickbridge is situated 7 miles from Selkirk. The village has a great community spirit and benefits from a village hall, primary school and the award winning Cross Keys Inn. Ettrickbridge is well placed for countryside walks and cycles. Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside the hustle and bustle of city life. The town itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer including a golf course, swimming pool, horse riding and rugby club. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car from Selkirk.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains water, drainage and electricity. Oil fired central heating.

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

E

### EPC

E



Interested in this property?  
**Call 01750 723868**

26 High Street,  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area  
155.7 sq m / 1676 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283543)

Full members of:



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.