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SOLICITORS & ESTATE AGENTS



13 ETTRICKHAUGH COTTAGES

SELKIRK, TD7 5AY



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WELCOME TO

13 ETRICKHAUGH COTTAGES, SELKIRK

Set within a peaceful residential terrace in the Borders town of Selkirk, this charming two-bedroom semi-detached cottage enjoys a picturesque setting with open countryside views to the rear, while remaining within easy reach of local shops, cafés, and schooling. Having been extensively renovated and remodelled in 2023 (with potential for further extension, subject to consents), the home offers well-presented interiors with a warm, cohesive style throughout, blending original character features with tasteful modern touches. The layout is both practical and versatile, well suited to first-time buyers, downsizers, or those seeking a quieter lifestyle. A private rear garden enhances the appeal, with the property further benefiting from off-street parking and a bright, south-facing aspect to the front.

THE HIGHLIGHTS

- Charming two-bedroom semi-detached cottage
- Renovated and extended in 2023
- Peaceful residential setting in the Borders town of Selkirk
- Open countryside views to the rear
- Bright living room with a wood-burning stove
- Sociable kitchen/dining/sitting room with garden access
- Convenient WC
- Landing with a versatile boxroom/walk-in cupboard
- Two well-proportioned double bedrooms
- Contemporary bathroom with shower-over-bath
- Gas central heating and double glazing
- Private, low-maintenance rear garden with a shed
- Convenient access to local amenities, schooling, and transport links





TAKE A LOOK AROUND

The ground floor begins with an entrance hall with restored original wooden flooring (which is found throughout the house) leading into a welcoming living room, where a wood-burning stove forms a cosy focal point. This inviting space enjoys excellent natural light and a comfortable layout for both relaxation and entertaining. To the rear, the sitting/dining and kitchen area create a sociable hub, fitted with shaker-style cabinets, Belfast sink, solid wood worktops, and a distinctive tiled splashback, and with direct access to the garden, as well as a convenient guest WC.

HEAD ON UP

Upstairs, a landing leads to two well-proportioned double bedrooms, including a principal bedroom and a second double bedroom offers particularly attractive open views across the surrounding countryside. A versatile boxroom/walk-in cupboard and a contemporary bathroom complete the accommodation, fitted with a bath and overhead thermostatic shower. The property is warmed by gas central heating and benefits from double glazing throughout.



THE DETAILS

Extras: The sale includes all fitted floor and window coverings, light fittings and selected appliances. Appliances include range cooker and integrated washing machine.





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TWO WELL-PROPORTIONED
DOUBLE BEDROOMS AND A
CONTEMPORARY BATHROOM
WITH SHOWER-OVER-BATH





TOUR THE GROUNDS

Externally, the front and rear gardens are neatly maintained and designed for ease of upkeep, incorporating a lawn, seating areas, and a garden shed at the rear. The open outlook beyond creates a lovely sense of space and tranquillity, complementing the home's overall peaceful setting. A front driveway provides off-street parking and local bus services pass nearby for further connectivity.

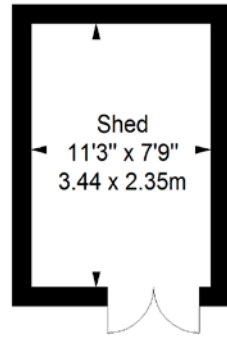
TELL US ABOUT

SELKIRK

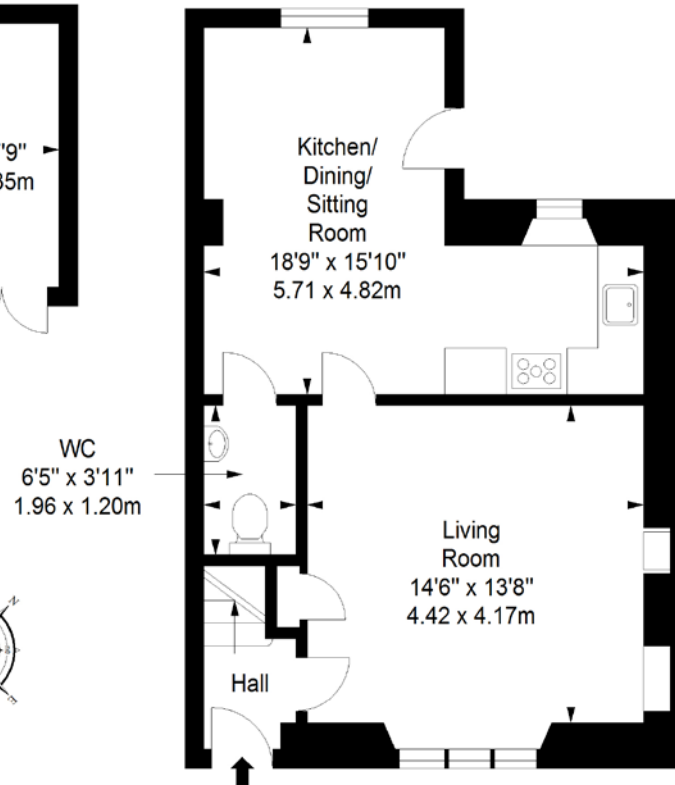
Nestled in the picturesque Scottish Borders on the Ettrick Water, the historic royal burgh of Selkirk promises a stunning rural escape within an hour's drive of Edinburgh. Like its neighbouring towns of Tweedbank and Galashiels, Selkirk looks back on a proud heritage in the textile and woollen industry, as well as important links to William Wallace and the Battle of Flodden. Today the charming town centre is lined with independent shops and high-street retailers, including a Co-op Food and a Sainsbury's Local, plus banks, pharmacies and a post office. A haven for outdoor and country sports enthusiasts, Selkirk is home to several stables and equestrian centres, while the Ettrick and Yarrow Valleys boast some of the best and varied fishing in Scotland, if not the UK. Indoor sport and fitness facilities are available at Selkirk Leisure Centre, while Selkirk Golf Course also offers a relaxed round of golf enveloped by spectacular scenery. There is also no shortage of cultural attractions in and around Selkirk, including Halliwell's House Museum and Sir Walter Scott's Courtroom. Selkirk is served by three primary schools and one secondary school, as well as excellent nurseries and private childcare. In addition to major road links, residents benefit from convenient public bus routes and rail services from neighbouring Galashiels and Tweedbank stations.

FLOORPLAN

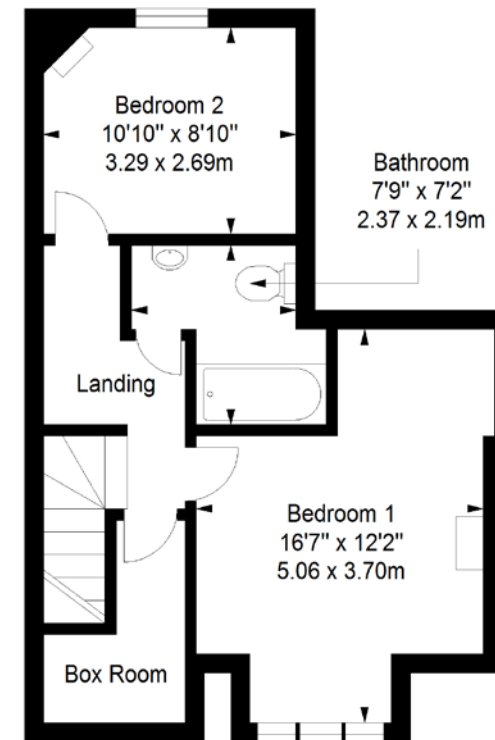
Shed
Approx. 8.1 sq. metres (87.2 sq. feet)



Ground Floor
Approx. 46.5 sq. metres (500.5 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

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