



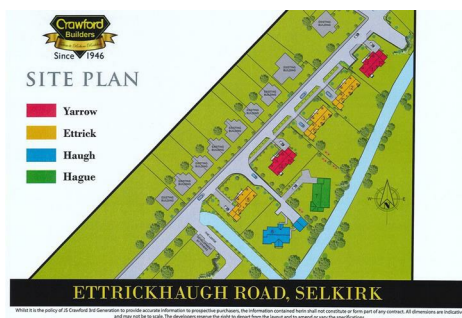
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Mill Lade Ettrickhaugh Road, Selkirk, TD7 5EL

Offers in the region of £450,000

An exclusive development of brand new executive homes in a picturesque setting on the edge of the popular town of Selkirk. This exciting development provides a unique opportunity to purchase a detached home in a highly sought after area, well-placed for easy access to the many amenities of the town, while taking full advantage of the stunning countryside on your doorstep.

ACCOMMODATION

Entrance Hall, Open Plan Kitchen/Dining/Family Room, Drawing Room, Utility, Cloakroom, Master Bedroom with Ensuite Bathroom, 3 Further Double Bedrooms, Family Bathroom.

EXTERNALLY

The property set in generous private gardens with a private driveway to the front providing off-street parking and access to the garage.

*Council Tax Banding and EPC ratings will be determined upon completion.

Location

The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Ettrick Water. Positioned around six miles from railway stations in both Galashiels or Tweedbank, both providing a regular train service to Edinburgh with free parking at Tweedbank. Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is a variety of outdoor pursuits in the area including fishing on the Rivers Ettrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.



Floor Plan

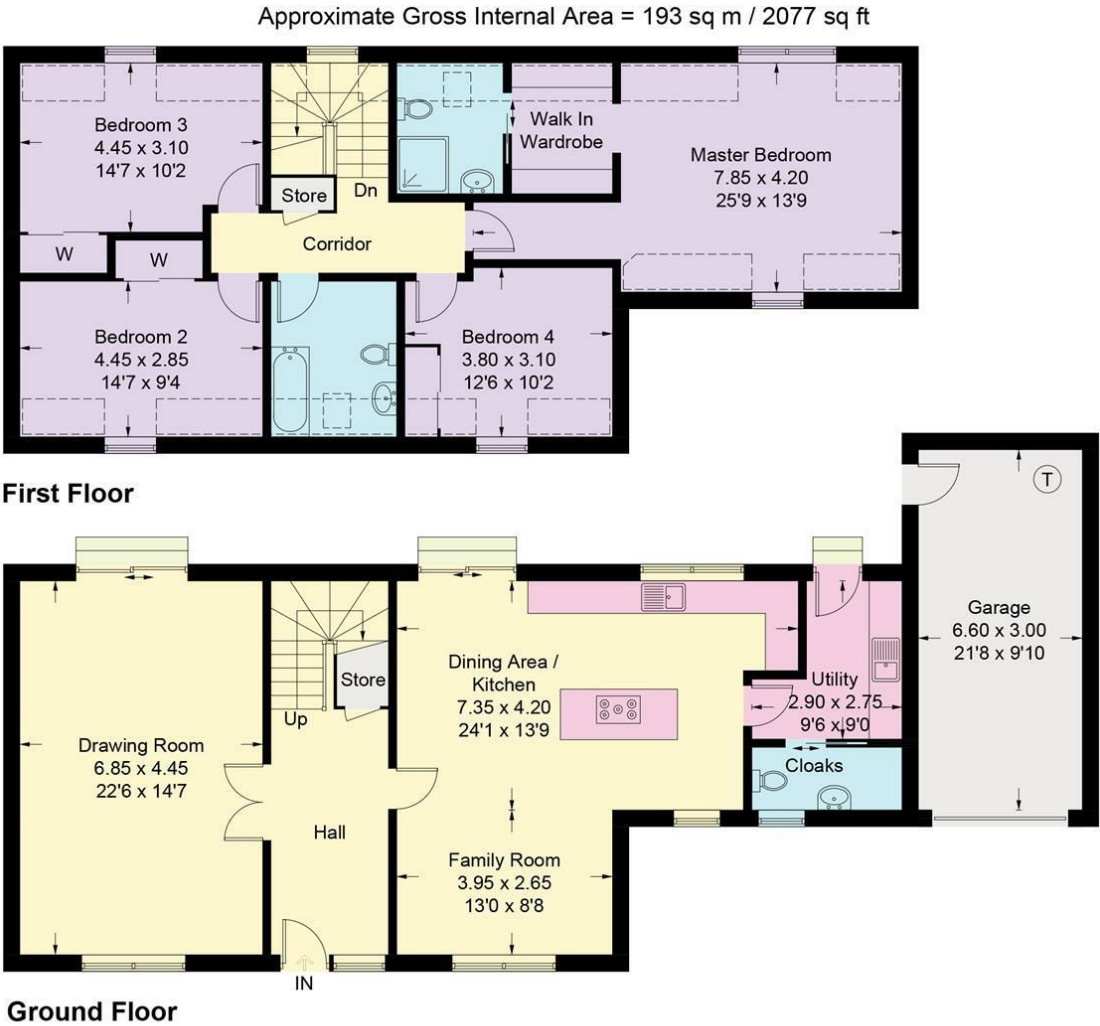
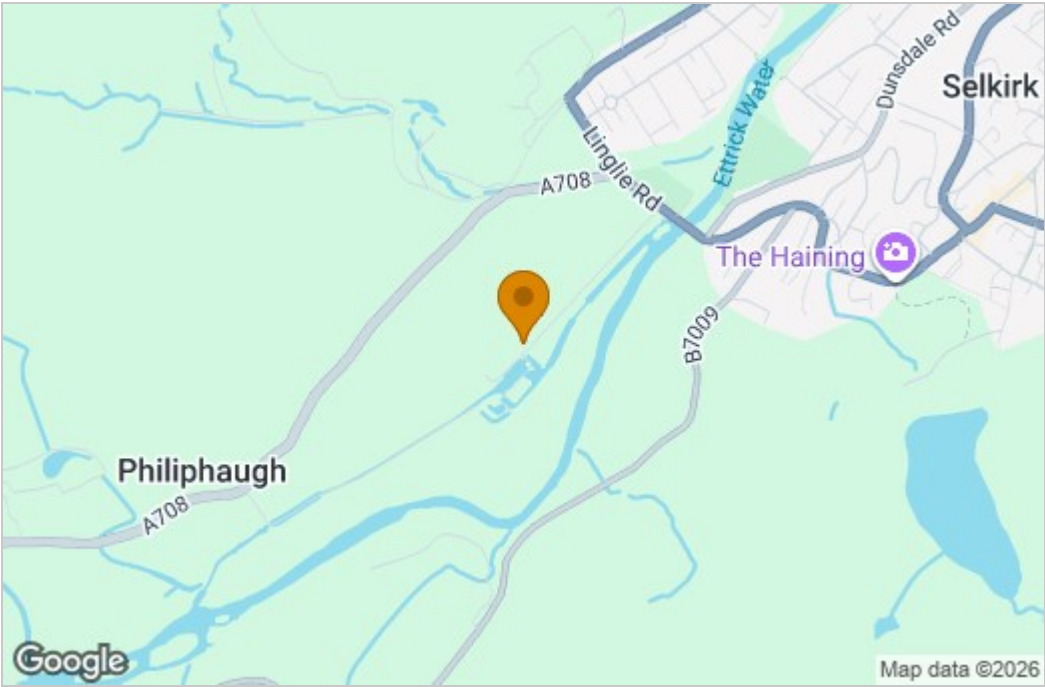
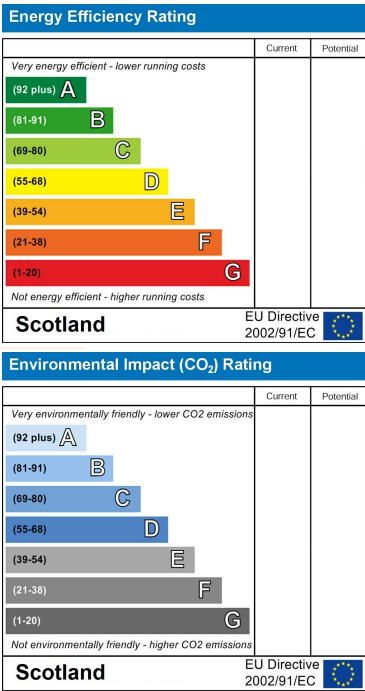


Illustration for identification purposes only, measurements are approximate,

Area Map



Energy Efficiency Graph



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