



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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The Old Steading, Wester Essenside, Selkirk, TD7 4PG

Offers over £380,000





# The Old Steading, Wester Essenside

Selkirk, TD7 4PG

- Eco-Friendly Steading Conversion
- 2 Public Rooms
- Loose boxes & Outbuildings
- Solar Panels & Solar Hot Water
- Ideal Family Home
- 4 Bedrooms
- Large Plot
- Idyllic Semi-Rural Setting
- Private Parking
- Outstanding Countryside Views

Nestled in the stunning Borders countryside, The Old Steading is a delightful steading conversion that seamlessly blends rustic charm with modern conveniences. Set in a tranquil semi-rural location, this expansive home offers an abundance of space across two floors and boasts a wealth of characterful features. Perfectly suited for a family seeking a country lifestyle, this property provides eco-conscious living with solar panels, a substantial garden, and a range of versatile outbuildings, including stabling.

The property benefits from private parking to the rear, additional parking at the front, and a picturesque garden terrace offering breathtaking views of the exquisite Borders landscape. With its thoughtful layout and tranquil surroundings, this property is a rare gem for those seeking a balance of charm, comfort, versatility and sustainability.

## ACCOMMODATION

- SITTING ROOM - FAMILY ROOM - DINING KITCHEN - UTILITY ROOM - SHOWER ROOM - STUDY LANDING - FOUR DOUBLE BEDROOMS (PRINCIPAL EN-SUITE) - FAMILY BATHROOM -



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## Internally

The property offers spacious, versatile accommodation, full of character and immaculately presented over two floors. There are two generous reception rooms, creating a wonderful space for relaxing or entertaining. Upstairs, the principal bedroom benefits from an ensuite bathroom, while the 3 further bedrooms are served by the family bathroom.

## Kitchen

The bright kitchen has ample space for a table and is fitted with a good range of fitted wall and base units overlaid with wooden worktops incorporating a 1.5 bowl sink with mixer tap. There is an integrated electric oven and extractor hood, and space for a freestanding fridge/freezer. The adjoining utility room has large ceramic sink with mixer tap and spaces for a washing machine and dishwasher, as well as a door leading to the garden. Off the utility room is a useful downstairs shower room.

## Bathrooms

The family bathroom is fitted with a 3-piece suite including Wc, pedestal basin and corner bath with tiled splashbacks.

The En-suite is fitted with a 3-piece suite including WC, vanity basin and bath with shower over and tiled splashbacks.

The ground floor shower room is fitted with a 3-piece suite including WC, wash hand basin and shower enclosure with mixer shower and laminated splashbacks.



### Externally

The property benefits from large mature gardens, primarily laid to lawn with established trees and shrubs, and attractive seating areas to the front and rear. The garden is ideal for those seeking the 'good life', with a garden studio, poly tunnel, two loose boxes and a chicken run. To the rear of the property is private parking while there is additional shared parking to the front.

### Location

The property is located a short distance from the rural village of Ashkirk. Local amenities include a pub, a restaurant and a Village Hall, with more extensive facilities available in nearby Selkirk, around 5 miles away. The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Etrick 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 golf courses at both Ashkirk and Selkirk, 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 Etrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.

### Fixtures & Fittings

All fitted carpets, curtains & blinds are to be included within the sale.

### Services

Mains electricity. Private water and drainage to shared septic tank. Oil-fired central heating and double glazing. The solar panels provide IRO £1200 / year via FIT Payments. Information correct as of March 2025.

### Council Tax

Council Tax Band E

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Strictly By Appointment via James Agent.

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





## Floor Plans



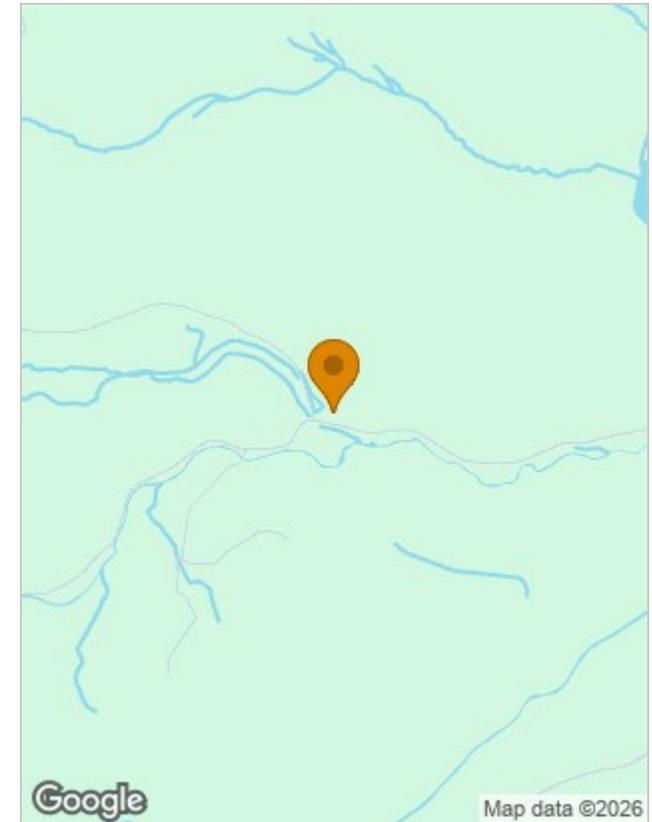
## Viewing

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

