JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

01896 808 777
enquiries@jamesagent.co.uk
www.jamesagent.co.uk



Yarrow Ettrickhaugh Road, Selkirk, TD7 5AX

Offers in the region of £460,000

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Yarrow Ettrickhaugh Road

SELKIRK, TD7 5AX

- Exclusive New Build Development
- 192 Sq.m. / 2066 Sq.ft.
- Garage and Driveway Parking
- Large Open Plan Kitchen/Living Space
- Generous Level Plot
- Large 4 Bedroom Detached Home
- High Specification
- Stunning Edge of Town Location
- 4 Bedrooms (Master Ensuite)

PLOT 4

DISCOUNTS AVAILABLE UPON QUALIFICATION

An exclusive development of brand new executive homes in a picturesque setting on the edge of the popular town of Selkirk. This exciting development by J S Crawford Builders 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.

*Please note that photos are CGI and representational of the development. Council Tax Banding and EPC ratings will be determined upon completion of each property.



Whilst it is the policy of JS Crawford 3rd Generation to provide accurate information to prospective purchasers, the information contained herin shall not constitute or form part of any contract. All dimensions are indicative and may not be to scale. The developers reserve the right to depart from the layout and to amend or vary the specifications. For further information on the detail of any particular plot, please speak to our Sales Manager.

Offers in the region of £460,000

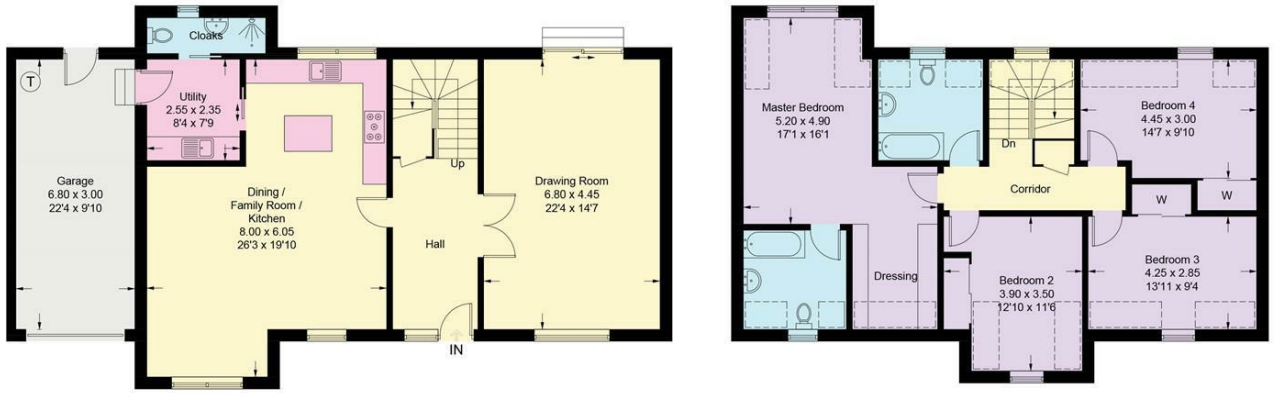


Location

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 Plans

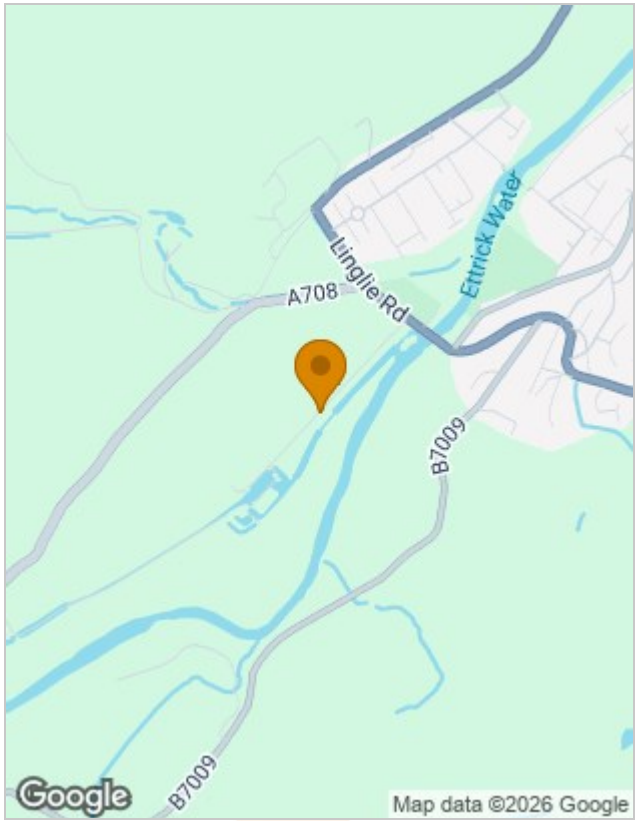
Approximate Gross Internal Area = 192.0 sq m / 2067 sq ft
(Excluding Garage)



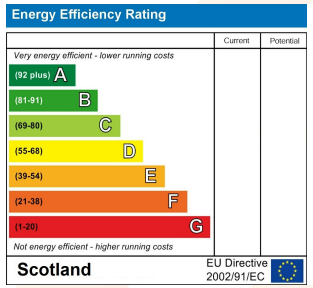
Ground Floor **First Floor**

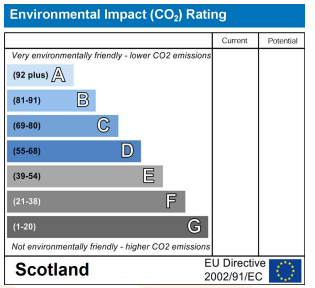
Illustration for identification purposes only, measurements are approximate,

Location Map



Energy Performance Graph





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.