



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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2 Woodend West, Selkirk, TD7 5JE

Guide price £400,000



4



3



2



3



## 2 Woodend West Selkirk, TD7 5JE

- Detached Family Home
- Garage & Driveway Parking
- Wood Burning Stove
- Idyllic Semi-Rural Setting
- Four Bedrooms (Two-Ensuite)
- Workshop Space
- Easily Maintained Private Garden
- Ideal Family Home

Nestled within the tranquil countryside of Ettrickbridge, 2 Woodend West is an impressive and versatile family home offering generous living space, beautifully appointed accommodation, substantial outbuildings and a peaceful rural setting just a short drive from Selkirk. The property offers free-flowing accommodation over two levels and is presented in good order throughout. 2 Woodend West further benefits from an easily maintained private garden, attached garage and driveway parking.

### ACCOMODATION

- VESTIBULE - HALLWAY - WC - DINING KITCHEN - UTILITY ROOM - SITTING ROOM - LOUNGE - LANDING - FOUR BEDROOMS (TWO EN-SUITE) -



#### Internally

The heart of the home is the spacious open-plan kitchen and dining room, designed for relaxed family life and effortless entertaining. Adjacent sits a warm and inviting sitting room with garden views, while a generous lounge provides a further reception area filled with natural light, perfect for gatherings or quiet evenings at home. A highly practical utility room offers direct access to the garden and the large attached garage. The ground floor also includes a neatly positioned WC, a welcoming hallway and useful vestibule linking the main spaces of the home. A well proportioned bedroom with en-suite completes the ground floor.

On the first floor, the property continues to impress with three attractive bedrooms including one with an ensuite arranged around a spacious central landing and a family bathroom.

#### Kitchen

The dining kitchen offers a generous and practical layout ideal for family living and everyday cooking. The kitchen has a good range of wall and base units and is overlaid with laminated worktops and incorporates a 1.5 bowl stainless steel sink with mixer taps. Integrated appliances include electric oven, gas burner hob, stainless steel extractor hood and dishwasher. The property also benefits from a utility room which is fitted with a range of wall and base units and is overlaid with laminated worktops and integrates a 1.5 bowl stainless steel sink with mixer tap and a electric oven. There is also under counter space for washing machine and under counter fridge.

#### Bathrooms

The spacious family bathroom is fitted with a four piece suite including WC, pedestal wash hand basin, shower cubicle and bath with tiled splashbacks.

The upstairs bedroom ensuite is fitted with a three piece suite including WC, pedestal wash hand basin and shower enclosure with tiled splashbacks.

On the first floor there is a handy WC and ensuite bedroom. The ensuite is fitted with a three piece suite including WC, pedestal wash hand basin, overhead showers with mixer tap and bath with laminated splashbacks.





### Externally

The rear garden is bound by timber fencing and benefits from a lawn area and decking with a sheltered pergola perfect for outside dining. To the front of the property, there is driveway parking for multiple vehicles.

### Outbuildings

An attached garage can be accessed both externally and internally through the utility room. There is also additional workshop space perfect for additional storage or a space for hobbies.

### Location

2 Woodend West is nestled in the very heart of the idyllic village of Ettrickbridge which is highly regarded as the central hub for the picturesque and dramatic Ettrick Valley. It benefits from a highly-regarded Primary School and a traditional village Inn which serves as a local public house and restaurant. The lively Village Hall hosts a range of regular and seasonal events, welcoming residents and visitors alike and contributing to a real sense of community. Ettrickbridge is a vibrant and inclusive village with many active groups and clubs, ranging from the mother and toddler play group, to the sports and recreation club as well as art and craft groups. The sports field and pavilion are virtually opposite the cottage and, in addition to a well-used recreation area, offer a children's play park and an excellent community tennis court. These facilities are also the focus for the many events that make up the village's annual 'Brigend Week' summer festival. The nearby Bowhill Country Estate is a major tourist attraction for the local area providing various family and outdoor pursuits such as horse riding, mountain biking and the fun packed adventure playground. The Ettrick Valley is renowned for its beauty and is blessed with many waymarked walking routes.

The property is located approximately 7 miles from the historic market town of Selkirk which boasts a wide range of independent shops, bars, restaurants and secondary school facilities. Local sports such as rugby, football, golf, tennis and shooting are all readily available, as well as a very popular farmer's market held once a month. Galashiels, located approximately 13 miles away, is regarded as the commercial centre of the Borders benefitting from a full range of amenities including large supermarkets, clothes shops, cafes, bars, restaurants, cinema and train station with journey times to-and-from Edinburgh in less than one hour.

### Fixtures & Fittings

All fitted carpets, floor coverings, curtain poles and integrated appliances are to be included within the sale.

**Council Tax**  
Council Tax Band F.

**Home Report**  
A copy of the Home Report can be downloaded from [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

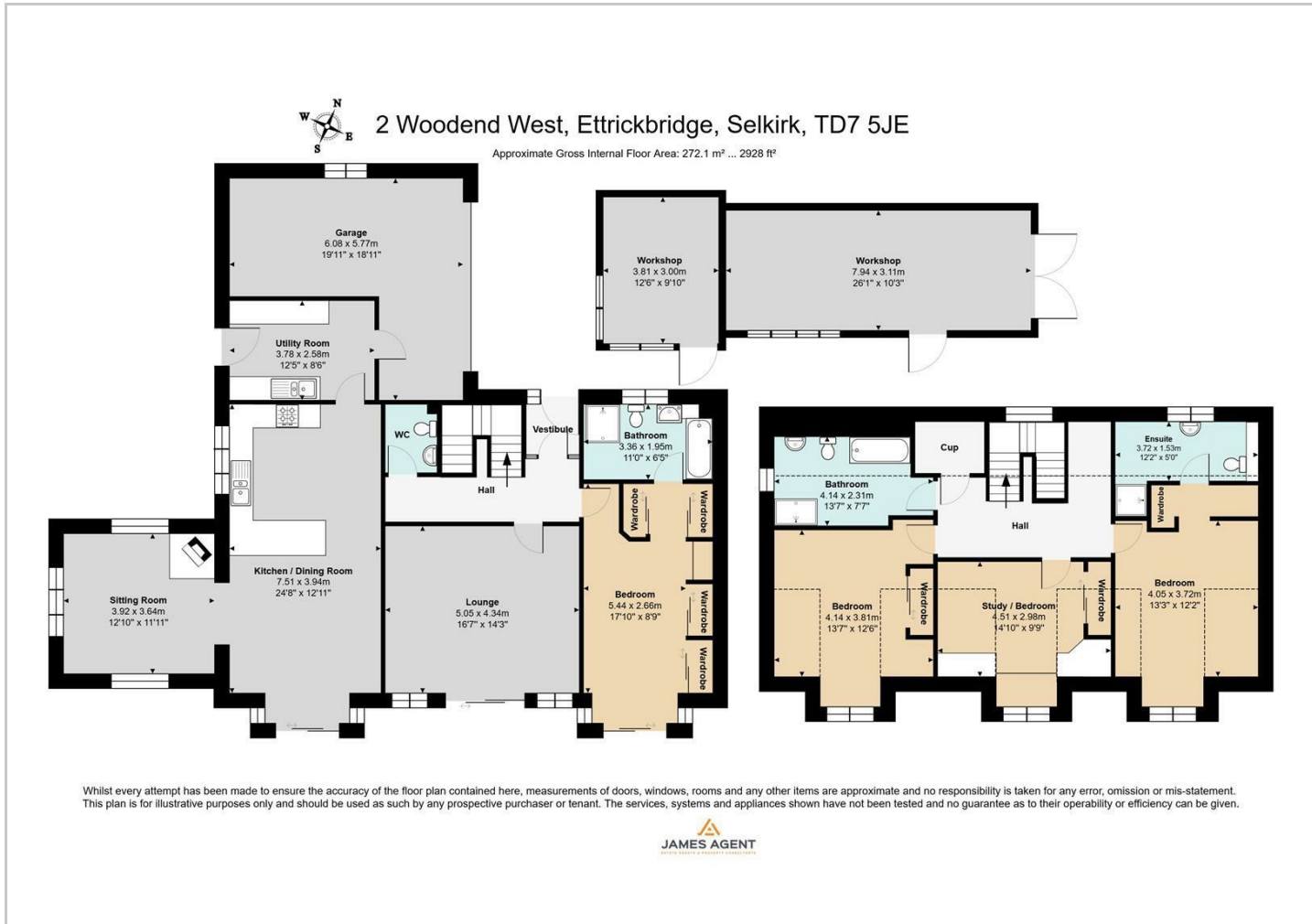
**Viewings**  
Viewings are strictly by appointment through James Agent.

**Offers**  
All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and 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.

## Location Map



## Energy Performance Graph

