



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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Yarrowdene Broadmeadows, Selkirk, TD7 5LZ

Offers over £395,000



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# Yarrowdene, Broadmeadows, Selkirk, TD7 5LZ

- Detached Family Home
- 2 Public Rooms
- Idyllic Semi-Rural Setting
- Modern Fixtures & Fittings
- Double Garage and Driveway
- 4 Bedrooms (Principal En-suite)
- Large Family Kitchen
- Solar Panels & Battery Storage
- Wood Burning Stove
- EPC RATING B

Yarrowdene is a modern four-bedroom detached family home, peacefully tucked away within the sought-after Broadmeadows estate on the outskirts of Yarrowford and within easy reach of Selkirk.

Offering well-proportioned, family-sized accommodation throughout, the property is presented with contemporary fixtures and fittings and benefits from a wood burning stove, adding warmth and character to the main living space. Energy efficiency is a key feature, with solar panels and battery storage contributing to reduced running costs and an impressive EPC rating of B.

Ideal for those seeking a semi-rural lifestyle, Yarrowdene enjoys immediate access to countryside walks and outdoor pursuits right on the doorstep, while remaining conveniently positioned for local facilities, amenities and schooling.

WHAT3WORDS /// ///elsewhere.pointed.awards

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - FAMILY ROOM - UTILITY ROOM - SHOWER ROOM - HALL LANDING - PRINCIPAL BEDROOM (WITH EN-SUITE SHOWER ROOM) - THREE FURTHER BEDROOMS - BATHROOM - INTEGRATED DOUBLE GARAGE -



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### Internally

A covered entrance leads into a welcoming reception hall. Positioned to the front of the property is the generous lounge, a bright and comfortable family living space centred around an attractive fireplace with wood burning stove set within a timber mantel and slate hearth, creating a warm and inviting focal point. To the rear lies the open-plan dining kitchen, a spacious and contemporary area forming the heart of the home, with ample room for family dining and everyday living. Open access leads through to the family room, a superb additional reception space enjoying lovely garden views and direct access outside, offering excellent flexibility as a relaxed sitting area or playroom.

Also on the ground floor is a useful utility room, providing additional storage and laundry facilities. The property further benefits from an integrated garage, offering excellent storage and secure parking, with internal access for added convenience. A well-appointed shower room with WC completes the ground floor accommodation, offering flexibility for guests or multi-generational living.

Ascending to the first floor, the landing gives access to four well-proportioned bedrooms. The principal bedroom is a particularly spacious double room with fitted wardrobes and a contemporary ensuite shower room. Three further bedrooms provide excellent family accommodation, two benefiting from fitted storage. A modern family bathroom, complete with bath and separate shower, serves the remaining bedrooms.

Ascending to the first floor, the landing gives access to four well-proportioned bedrooms. The principal bedroom is a particularly spacious double room with fitted wardrobes and a contemporary ensuite shower room. Three further bedrooms provide excellent family accommodation, two benefiting from fitted storage. A modern family bathroom, complete with bath and separate shower, serves the remaining bedrooms.



### Kitchen

The kitchen is a contemporary and well-designed space, forming the true heart of the home and perfectly suited to modern family living. Fitted with a sleek range of high-quality wall and base units, the cabinetry offers generous storage and is complemented by expansive worktop surfaces incorporating a composite 1.5 bowl sink with mixer tap. A central island creates both a practical workspace and an informal dining area, ideal for casual meals, entertaining or socialising while cooking. Integrated appliances include two built-in ovens and a stylish induction hob set within the island, enhanced by a discreet downdraft extractor fan which maintains the clean lines and open feel of the room. There is also an integrated dishwasher located below the sink and space for a freestanding American fridge freezer. Contemporary flooring and modern lighting complete the overall look. The open-plan layout ensures ample space for a full dining table, making this an impressive and highly functional kitchen designed for everyday family life as well as entertaining. The adjoining utility room provides excellent additional storage and houses space for a washing machine.

### Bathroom

On the ground floor, the shower room is fitted with a three-piece suite including WC, pedestal basin and walk-in shower with mixer shower and tiled splashbacks.

On the second floor, the family bathroom is fitted with a four-piece suite including WC, pedestal basin, bath and shower enclosure with mixer shower and tiled splashbacks.

The principal bedroom en-suite is fitted with a WC, pedestal basin and shower enclosure mixer shower and tiled splashbacks.

### Externally

To the front of the property there is a large mono block driveway providing parking and access to the double garage. There is also additional parking to the side of the property.

To the rear there is a spacious garden largely laid to lawn and bound by timber fencing providing an ideal space for relaxation and family activities. There is a raised deck area perfect for relaxing and entertaining.

### Location

Broadmeadows is private country estate set on the outskirts of the village of Yarrowford, enjoying a superb semi-rural setting in the heart of the Yarrow Valley. Surrounded by rolling Borders countryside, the area offers an excellent balance of privacy, natural beauty and accessibility. The property is located close to the recently open Broadmeadows footpaths network which includes 26km of waymarked walking routes for all abilities. In addition, the renowned Bowhill Estate is close by, offering extensive woodland trails, scenic walks and country pursuits right on the doorstep. For those looking to explore further afield, St Mary's Loch lies 12 miles up the road, providing breathtaking scenery and further opportunities for walking, water activities and outdoor recreation.

Despite its tranquil setting, Broadmeadows remains highly convenient, with Selkirk town centre approximately 10 minutes away by car. Here, a full range of facilities can be found, including independent shops, supermarkets, restaurants, leisure amenities and well-regarded schooling, making the location particularly attractive for families and those seeking countryside living without sacrificing convenience.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Services

Mains Electricity and water, oil fired central heating, solar panels and shared septic tank.

### Council Tax

Council Tax Band F.

### Viewings

Viewings are strictly by appointment via James Agent.

### Home Report

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

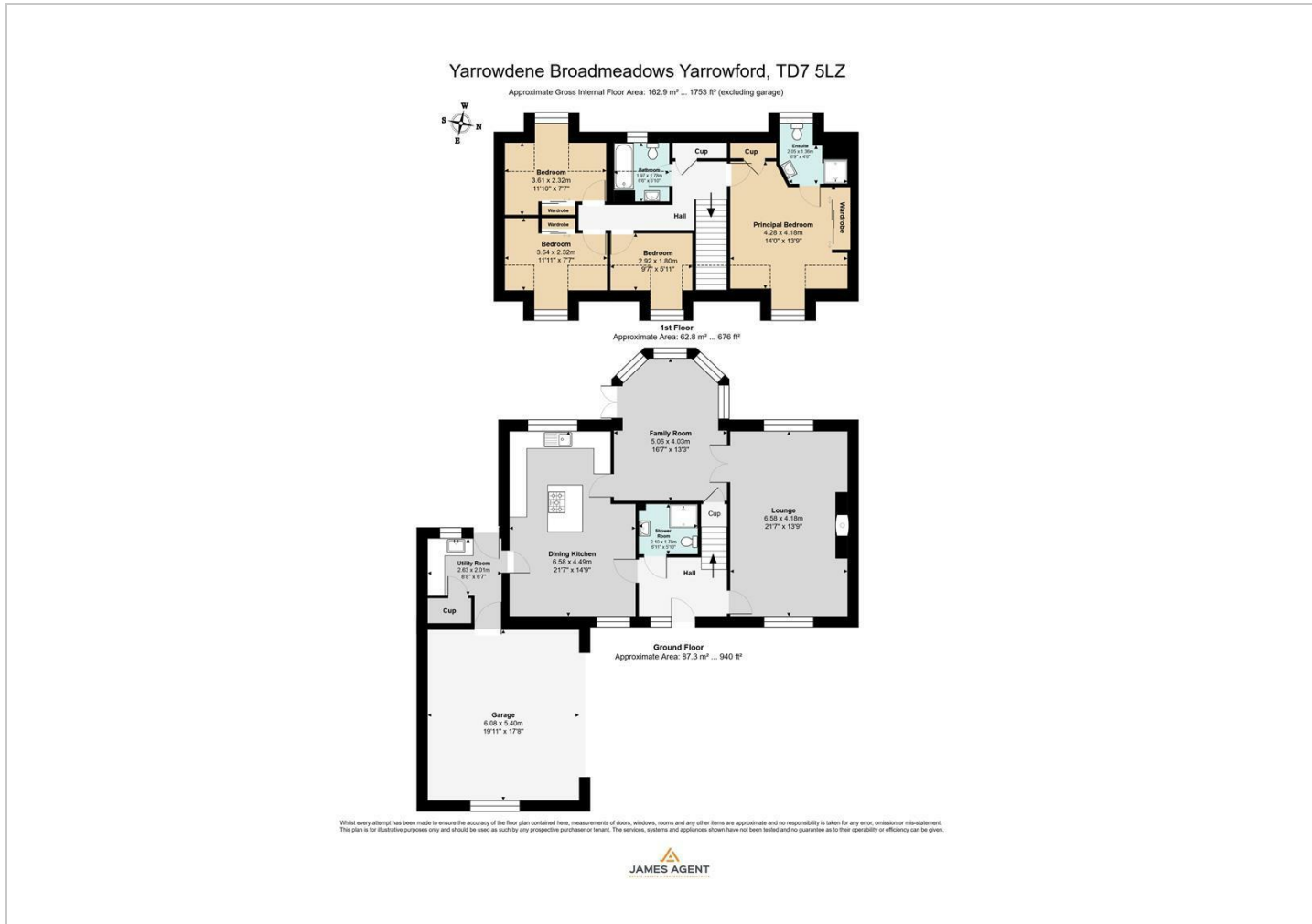
### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. 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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

