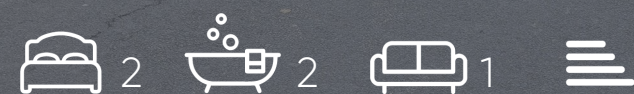




Braefoot, Ettrickbridge, Selkirk, TD7 5JL

Guide price £290,000









# Braefoot

Ettrickbridge, Selkirk, TD7 5JL

- Traditional Detached House
- Principal Bedroom Suite with Dressing Room
- Easily Maintained Private Garden
- Air Source Heat Pump
- Peaceful Village Location
- Wood-burning Stove
- Garage and Driveway Parking
- Large Attic Room

We are delighted to bring to the market this charming 2 bedroom detached cottage nestled in the peaceful village of Ettrickbridge, set in the rugged countryside of the Ettrick Valley. The property offers free-flowing accommodation over one level and is presented in immaculate order throughout, and further benefits from easily maintained private garden, detached garage and driveway parking, and a large attic offering excellent storage or potential for a hobby room.

## ACCOMMODATION

- HALLWAY - SITTING ROOM - KITCHEN - UTILITY ROOM - WC - PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING ROOM - SECOND DOUBLE BEDROOM - SHOWER ROOM -



Guide price £290,000



## Internally

The property offers bright and spacious accommodation on one level. The sitting room benefits from a wood-burning stove and double doors leading to the garden, creating a wonderful space for relaxing or entertaining. The principal bedroom suite boasts a dressing room and bathroom, while the second bedroom is served by a shower room. The large attic space is accessed via a pull-down ladder and offers excellent storage which could be used as a hobby room, or formed into additional accommodation, subject to appropriate consents.

## Kitchen

The kitchen is fitted with a range of floor units under laminated worktops incorporating a stainless steel sink with mixer tap. There is room for a table and spaces for a freestanding range cooker and tall fridge freezer. The adjoining utility room has a stainless steel sink and spaces for a washing machine and dishwasher.

## Bathrooms

The shower room is fitted with a 3-piece suite including WC, vanity wash hand basin and walk-in shower with white tiling.

The ensuite bathroom is fitted with a 4-piece suite including WC, pedestal wash hand basin, panelled bath and separate shower cubicle with coloured tiling and shower panels.

## Externally

The enclosed, private garden is easily maintained and primarily laid to gravel and paving, with mature hedging offering excellent privacy. There is a detached timber garage and monoblock driveway parking.





### Location

Braefoot 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 and blinds are to be included within the sale.

### Services

Mains water and electricity. Drainage to septic tank. Heating and hot water via an Air Source Heat Pump.

### Council Tax

Council Tax Band D.

### 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.

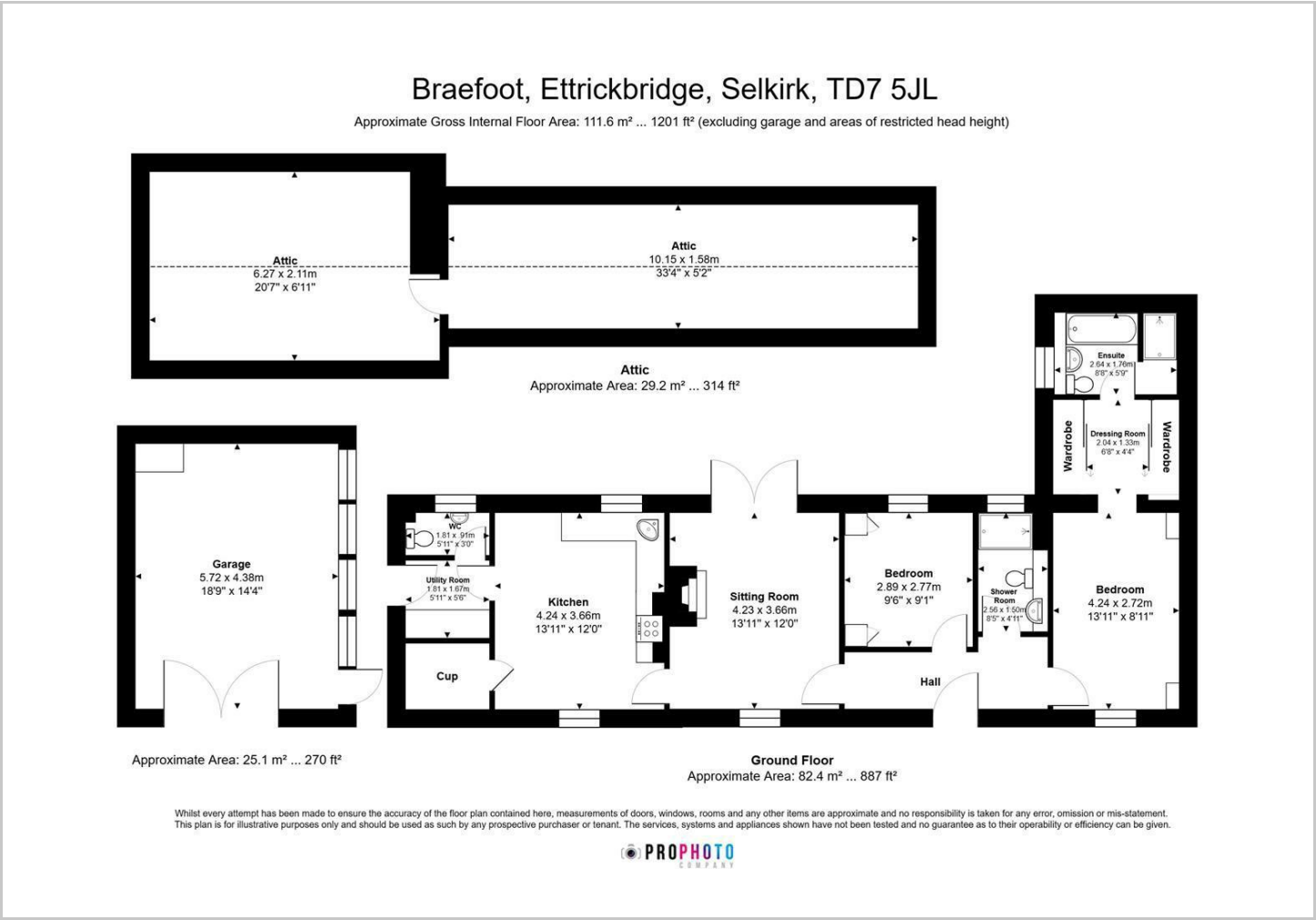








Floor Plans



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

