



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Ettrick Bank, Buccleuch Road, Selkirk, TD7 5DL

Guide price **£355,000**





Ettrick Bank, Buccleuch Road, Selkirk, TD7 5DL

- Substantial Family Home
- Six Bedrooms
- Extensive Gardens
- In Need of Modernisation
- Rarely Available Location
- Circa 257 Sq.m. / 2766 sq.ft. Internally
- Three Public Rooms
- Two Garages
- Solar Panels
- Development Potential

We are delighted to present this substantial and characterful detached family home, set within an impressive and generously sized plot in a highly desirable location. Offering a rare opportunity, the property combines traditional charm with outstanding potential, making it ideal for buyers seeking a project to create a truly special home.

Internally, the accommodation is well-proportioned and flexible, with spacious living areas including a large kitchen with central island, multiple reception rooms featuring attractive fireplaces, and a bright garden room enjoying direct access to the rear. While the property would now benefit from a programme of modernisation, it provides an excellent foundation for a superb family residence tailored to individual taste. The property further benefits from gas central heating, double glazing and solar panels.

Externally, the home is complemented by extensive grounds, incorporating a large driveway, two garages and mature, terraced gardens. The outdoor space offers significant scope for landscaping and further enhancement, with a mix of lawn, planting areas and outbuildings adding to its appeal.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - SITTING ROOM - SUN ROOM - TWO BATHROOMS - INNER HALLWAY - STUDY / BEDROOM 6 - FAMILY KITCHEN - UTILITY ROOM / AUXILIARY KITCHEN - HALL LANDING - PRINCIPAL BEDROOM (WITH EN-SUITE) - FOUR FURTHER BEDROOMS - WC -



Internally

A welcoming entrance porch provides a practical introduction to the home, leading through to a central hallway that connects seamlessly to the principal accommodation. To the front, a well-proportioned sitting room offers a comfortable everyday living space, while a second lounge enjoys a striking feature fireplace, creating a warm and characterful setting ideal for relaxing or entertaining. To the rear, the home opens into an impressive kitchen, thoughtfully arranged with a range of units and a central island offering excellent preparation space and room for informal dining. This sociable space forms the true heart of the home with direct access to the gardens via a set of bi-fold doors. A ground floor bedroom and two family bathrooms add flexibility, making the layout well suited to multi-generational living or guest accommodation. The ground floor also benefits from a utility room / auxiliary kitchen, offering excellent additional storage and practicality. From the utility room there is a large lean-to greenhouse which perfectly connects the accommodation to the gardens, benefitting from a mains water supply making it ideal for a plant nursery.

Upstairs, the property continues to impress with a selection of generous bedrooms all filled with natural light. The principal bedroom enjoys the benefit of an en-suite shower room, while several of the other bedrooms are served by a conveniently located WC.

Kitchen

The kitchen is a generous and sociable space thoughtfully designed around a large central island unit which provides excellent preparation space while naturally creating a focal point for everyday living and entertaining. The layout easily accommodates a dining table, making this a true heart of the home where cooking, dining and socialising come together seamlessly. A range of wall and base units offer ample storage, complemented by stone-effect worktops incorporating a stainless steel double bowl sink with mixer tap. Integrated appliances including an electric double oven, ceramic hob with extractor and dishwasher. There is plentiful space for a freestanding fridge freezer. Multiple windows flood the room with natural light and there is a set of hardwood bi-fold doors connecting the kitchen to the gardens.

The utility room / auxiliary kitchen is also fitted with an excellent range of wall and base units overlaid with solid wood worktops incorporating an inset sink with mixer tap. Fitted with a range style cooker and dishwasher, it provides an excellent secondary kitchen area, perfect for larger families. The lean-to greenhouse currently houses freestanding appliance spaces for a washing machine and tumble drier.





Bathrooms

The family bathroom is a particularly spacious room. Currently fitted with a five-piece suite including WC, bidet, pedestal basin, bath and a separate shower enclosure with mixer shower and tiled splashbacks. The space is well laid out and benefits from natural light via a front-facing window, making it both functional and full of future potential.

The en-suite shower room is another well-proportioned room fitted with a WC, bidet, vanity basin (with built-in storage) and a shower enclosure with electric shower and tiled splashbacks.

The second ground floor bathroom is located off the entrance hallway and offers a further practical space, currently fitted with a WC, wash hand basin and panelled bath, it provides excellent scope for upgrading or reconfiguring to suit modern requirements.

The first floor WC is fitted with a WC and wash basin.

Externally

The property is approached via a shared access road leading to a private sweeping driveway which provides ample off-street parking for multiple vehicles and access to the two garages. The gardens are a standout feature of the property, occupying an exceptionally generous plot and offering a wonderful sense of space and privacy. Largely laid to lawn, the grounds have been thoughtfully landscaped to create a variety of distinct areas, including two feature patios ideal for outdoor seating and entertaining. A particular highlight is the inclusion of two ponds, adding character and a tranquil feel to the garden, while a natural woodland area to the rear further enhances the feeling of seclusion. There is also a greenhouse and a useful log store, adding to the practicality of the outdoor space. While the gardens would now benefit from a degree of maintenance and enhancement, they offer immense potential to be transformed into a superb outdoor environment. Equally suited to family use or a keen gardener, this is a private and versatile space that can be shaped back into something truly special.

Outbuildings

The property benefits from an attached garage adjacent to the kitchen accessed via an automatic door. The garage benefits from mains lighting providing an ideal storage space.

There is a larger detached garage designed for larger motorhome vehicles also accessed via a metal automatic door and a smaller timber door. This doubles up as an excellent workshop space also fitted with mains power and lighting.

There is a stone-built log store located in the rear garden with adjoining composting / garden waste area.

There is a greenhouse in the rear garden which is also included within the sale.

Location

The property is located just a stone's throw from peaceful riverside walks and the beautiful Victoria Park, which is also home to the Selkirk Leisure Centre. A wide range of local amenities and facilities are within easy reach within Selkirk town centre just minutes away.

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. The area is also renowned for its outstanding mountain biking, with an abundance of trails nearby and the world-class Tweed Valley located less than half an hour by car. Local schooling is excellent with secondary schooling at Selkirk High.

Fixture & Fittings

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

Services

Mains water, electricity, gas and drainage. Gas central heating and double glazing.

Council Tax

Council Tax Band E.

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



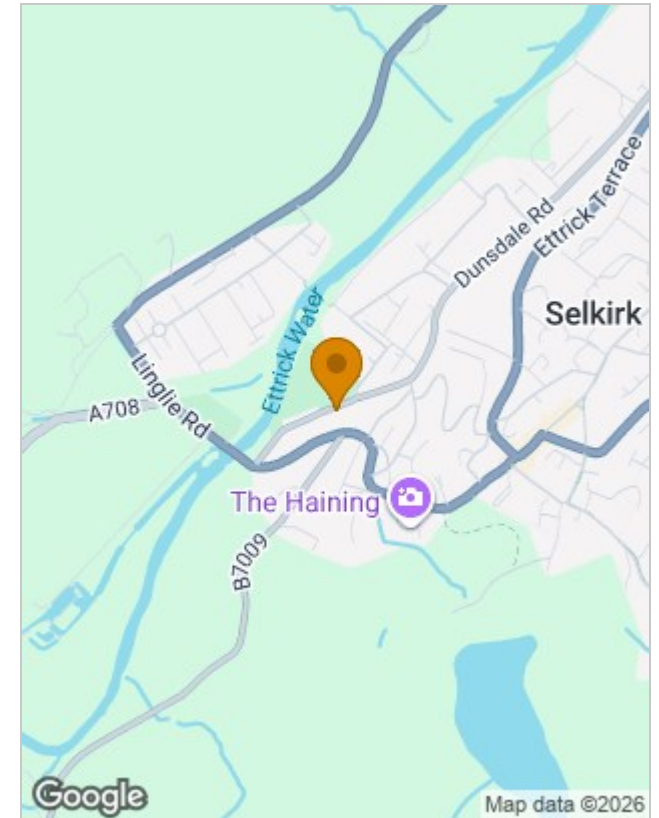
Viewing

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

