



Woodview , Selkirk, TD7 5JN
Offers in excess of £300,000





Woodview Selkirk, TD7 5JN

- Traditional Single Storey Cottage
- 3 Bedrooms (Master En-suite)
- AGA Appliances
- Double Glazing
- Landscaped Gardens
- Idyllic Village Location
- Dining Kitchen
- High Quality Fixtures & Fittings
- Oil Central Heating
- Detached Studio

We are delighted to bring to the market this charming 3 bedroom semi-detached cottage nestled in the idyllic village of Ettrickbridge located in the rugged countryside of the Ettrick Valley. Woodview is a near perfect example of a traditional countryside cottage, packed with all the comforts for modern living. The property has been meticulously maintained and enhanced by the current owners, and is found in good order throughout. The versatile accommodation is found all on one-level and includes multiple living spaces which flow together to create a wonderful family home. The property further benefits from landscaped gardens, private parking and a detached studio, perfect for use as an additional living space or for working from home.

ACCOMMODATION

HALLWAY - LOUNGE - KITCHEN - BOOT ROOM / GARDEN ROOM - MASTER BEDROOM WITH ENSUITE SHOWER ROOM - 2 FURTHER DOUBLE BEDROOMS - BATHROOM -



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Internally

Woodview is accessed via a timber panelled door into a spacious hallway with built-in shelving and skylight, providing a bright and welcoming space. There are two double bedrooms set to the front of the property, one of which is currently set up as a second sitting room. Further down the hallway you find the family bathroom and dining kitchen. The well-proportioned lounge is located beyond the kitchen and benefits from high ceilings, dual windows and a wonderful fireplace with wood-burning stove. The sun room is accessed via a set of double doors from the lounge and enjoys views over the landscaped rear garden. The generous master bedroom (with en-suite shower room) is conveniently located to the rear of the property via the hallway from the lounge area.

Kitchen

The dining kitchen provides a wonderful living space, and truly is the heart of the home. Painted shaker-style base units are topped with high quality granite work surfaces incorporating an under-mounted double bowl sink with modern mixer tap. Decorative oak wall cabinetry adds further character with a traditional plate-rack, open shelving and mantel above the oil-fired AGA stove. There is a matching AGA American-style fridge freezer which will also be included within the sale. Good quality stone floor tiling and ceramic wall tiling complete the look perfectly.

The utility cupboard within the boot room provides a dedicated space for the washing machine and tumble dryer.

Bathroom Facilities

The family bathroom is fitted with a traditional 4-piece suite including WC, vanity basin, bath and shower enclosure with mixer shower. Neutral decor and natural stone tiling complete the look perfectly.

The master en-suite is fitted with a modern 3-piece suite including WC, pedestal basin and quadrant shower enclosure with mixer shower. Crisp marbled wall tiling and stone effect floor tiling complete the look.



Services
Mains water, electricity and drainage are connected. Modern oil-fired central heating and wood-burning stove.

Council Tax
Council Tax Band C.

EPC
EPC Rating E

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.

Externally
Woodview is accessed via a set of timber gates from the main street. The driveway sweeps around the property, providing plentiful parking for several vehicles to the side and rear of the cottage. The driveway is shared with the neighbouring property, Burnsyde Lodge, which benefits from a right of access over the driveway. The driveway also gives access to the garden studio.

The rear garden provides a wonderful outdoor entertaining space with areas of lawn and patio surrounded by well-stocked borders, bound by traditional stone walling. There is a delightful pond with waterfall feature as well as a timber framed pergola for alfresco dining. To the rear of the garden there is a self contained storage area which currently houses two large timber sheds.

Outbuildings
There is a timber framed studio located to the rear of the property which benefits from mains power, lighting and a wood burning stove. The studio is fully insulated and double glazed providing a space that can be enjoyed all-year round. Currently set up as an art studio, this wonderful space could equally be used as an additional living space or as a work from home office.

In addition to the studio, there are two timber framed sheds.

Location
Woodview 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.

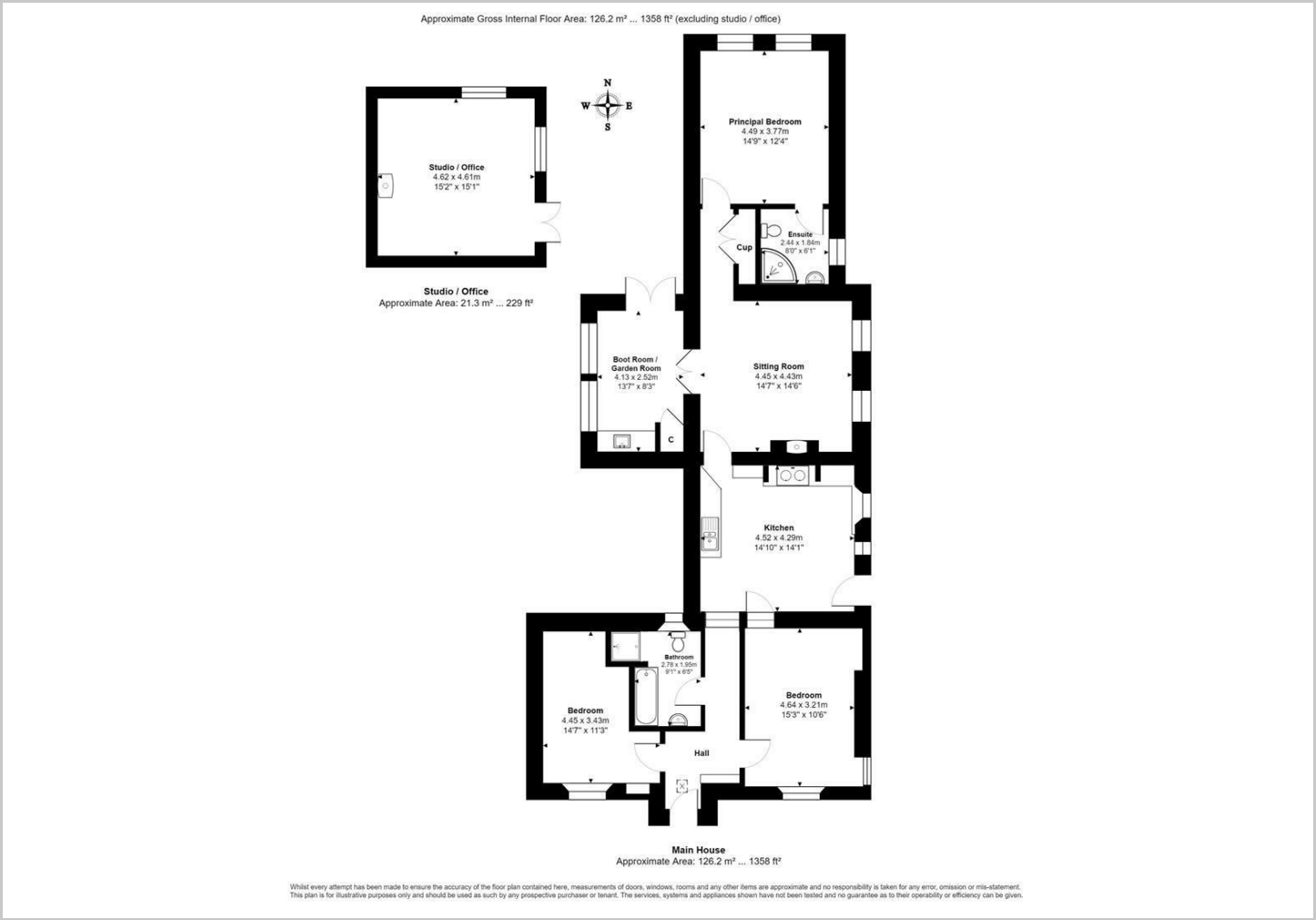
The property is located approximately 7 miles from the historic market town of Selkirk which boasts a wide range of independent shops, bars, restaurants and secondary school facilities. Local sports such as rugby, football, golf, tennis and shooting are all readily available, as well as a very popular 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. The AGA cooker and fridge freezer are also to be included.





Floor Plans



Viewing

Please contact our 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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

