

**Galbraith**



**EASTER KIRKLEA, ASHKIRK**  
SELKIRK, SCOTTISH BORDERS



# EASTER KIRKLEA, ASHKIRK SELKIRK, SCOTTISH BORDERS

Traditional semi-detached family home in picturesque rural location.

Selkirk 5 miles ■ Galashiels 10 miles

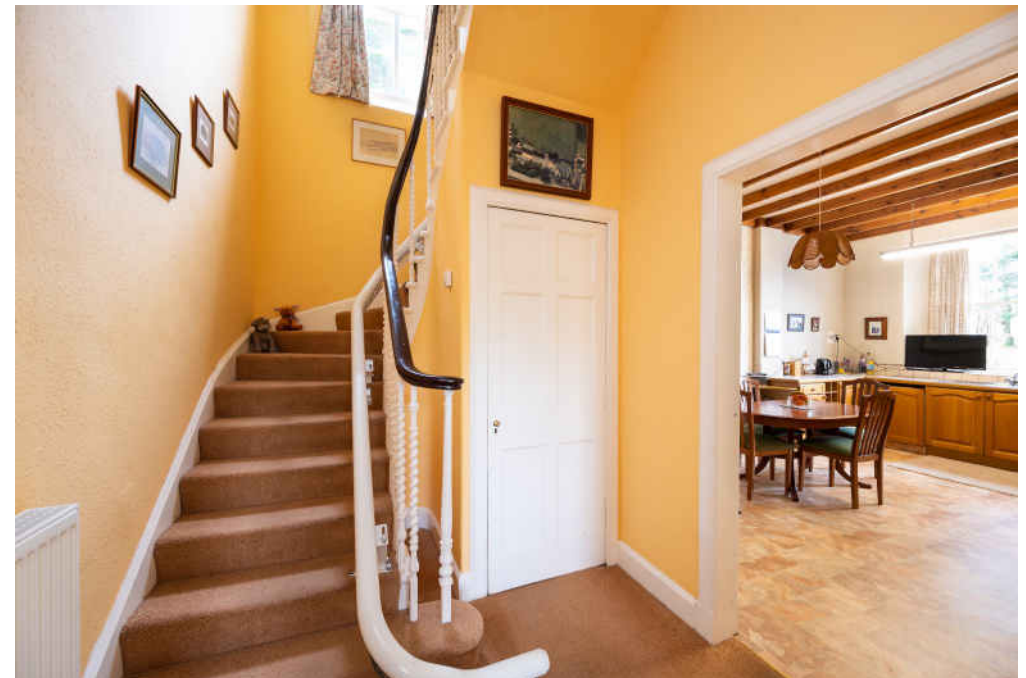
■ Edinburgh Airport 53 ■ Newcastle Airport 64 miles

- 1 reception room, sunroom, 3 bedrooms.
- Excellent family accommodation.
- Extensive gardens, affording a good degree of privacy.
- Detached timber garage, loose boxes & tack room.
- Approximate gross internal floor area 185sqm.
- Within easy access to Borders Rail Link at Tweedbank.

**Galbraith**

Scottish Borders  
01573 224244  
kelso@galbraithgroup.com

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## SITUATION

Easter Kirklea is located just off the A7; making it well situated with easy access to the main Borders towns and only a few minutes' drive from nearby Selkirk and Galashiels, with the Borders Rail connection to Edinburgh providing easy access for commuters.

Close to hand are The Woll Golf Course and Restaurant as well as The Smiddy restaurant, with nearby golf driving range, riding stables, village hall and church.

Ashkirk falls into the catchment area for the very highly regarded Primary School at Lilliesleaf and High School in Selkirk. A school bus service operates from the village with the main stop nearby. A variety of shops, supermarkets and recreational facilities can be found in the nearby towns of Selkirk and Galashiels. The area is also well known for its wide variety of countryside walks, cycling, superb fishing and its excellent horse riding. Surrounded by rolling hills close to the largely undiscovered Ettrick and Yarrow valleys, providing some of the most glorious scenery in the Scottish Borders.

## DESCRIPTION

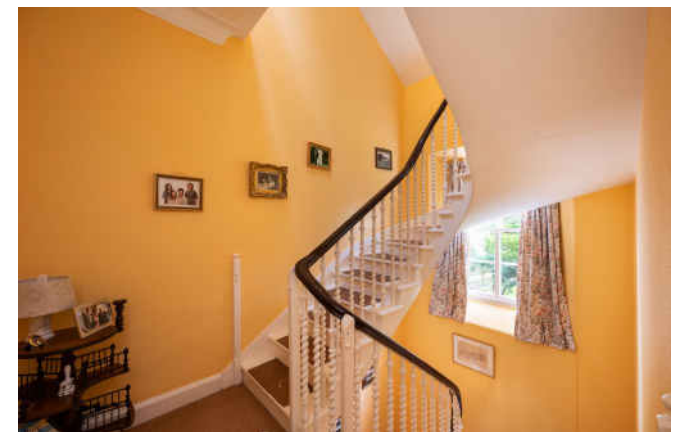
Easter Kirklea is an impressive family home and ideal for those looking to escape the rush of everyday life to a quieter location, yet accessible to Selkirk and Galashiels.

Approached from a shared driveway, the property extends to approximately 185sqm and with an original build date of around circa 1870 and modernised, altered and extended at later dates to provide the present accommodation. The Original working shutters are still in situ and add to the character of the property. The property is heated by an oil-fired central heating system.

The entrance vestibule opens to a bright and spacious hallway leading to the lounge with south facing bay window overlooking the front garden, providing an abundance of natural light. Off the lounge there is a modern sunroom with views over the garden, a pleasant place to sit and relax in the evening. The dining kitchen includes a range of wall and base units with ample space for a kitchen table. The WC/cloakroom located by the back door leads to the rear garden. Two double bedrooms are located on first floor, with the third double bedroom on the second floor, all three bedrooms are of good size and serviced by a family bathroom.

Easter Kirklea offers a fantastic opportunity to modernise and a generous garden plot, securing privacy and outlooks.

Easter and neighbouring Wester Kirklea, formally one house and later converted in the early 70's to two separate dwellings.









## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Septic Tank	Oil CH	Band E	F	Available

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## ACCOMMODATION

Ground Floor:

Entrance vestibule, hallway, lounge, sunroom, dining kitchen, WC, under stair cupboard.

First Floor:

Landing, family bathroom, 2 bedrooms, linen cupboard.

Second Floor:

Upper landing, bedroom 3 and storage room off.

## GARDEN

The garden grounds to front, side and rear elevations are an impressive feature of Easter Kirklea, offering a good degree of privacy and enviable views. The grounds are largely laid to lawn, with an additional timber outbuilding providing, single garage, three loose boxes and tack room.

Water and power supply.

## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Main entrance driveway is shared between Easter and Wester Kirklea, and one septic tank. (located in the garden of Wester Kirklea)

## DIRECTIONS

Travelling south on the A7, pass Stable life riding centre on your left and continue towards Ashkirk, on the bend there is a signpost |Ancrum, Lilliesleaf | turn off left and follow the road for roughly 1/2 mile with Easter Kirklea on your left, elevated up on the hill.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/wicket.petulant.feed](https://w3w.co/wicket.petulant.feed)

## POST CODE

TD7 4NS

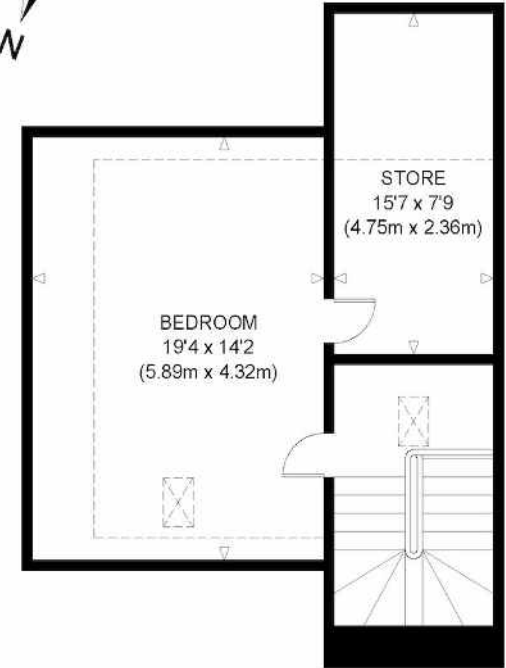
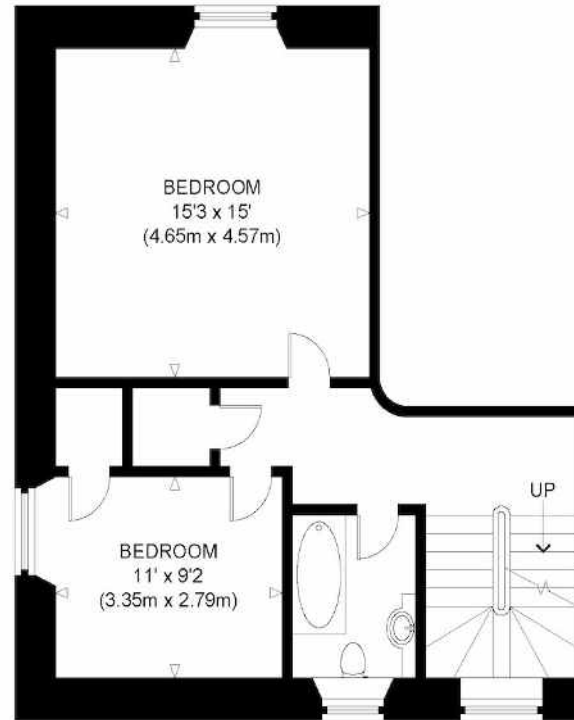
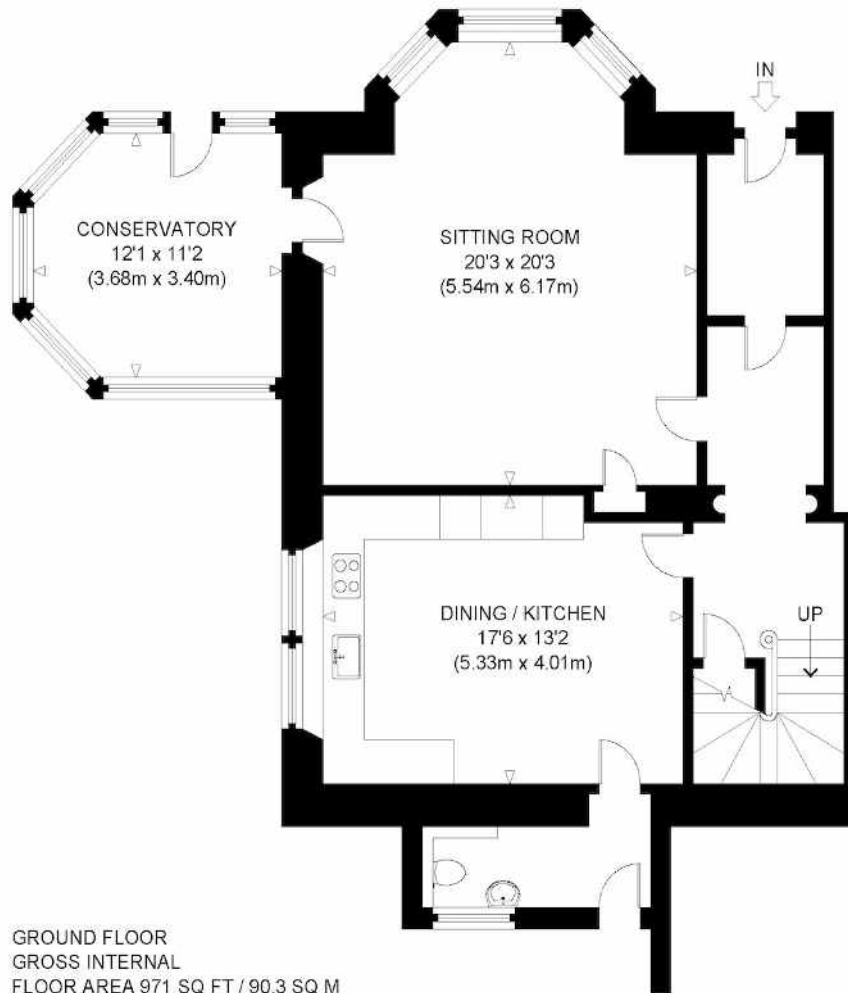
## VIEWINGS

Strictly by appointment with the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



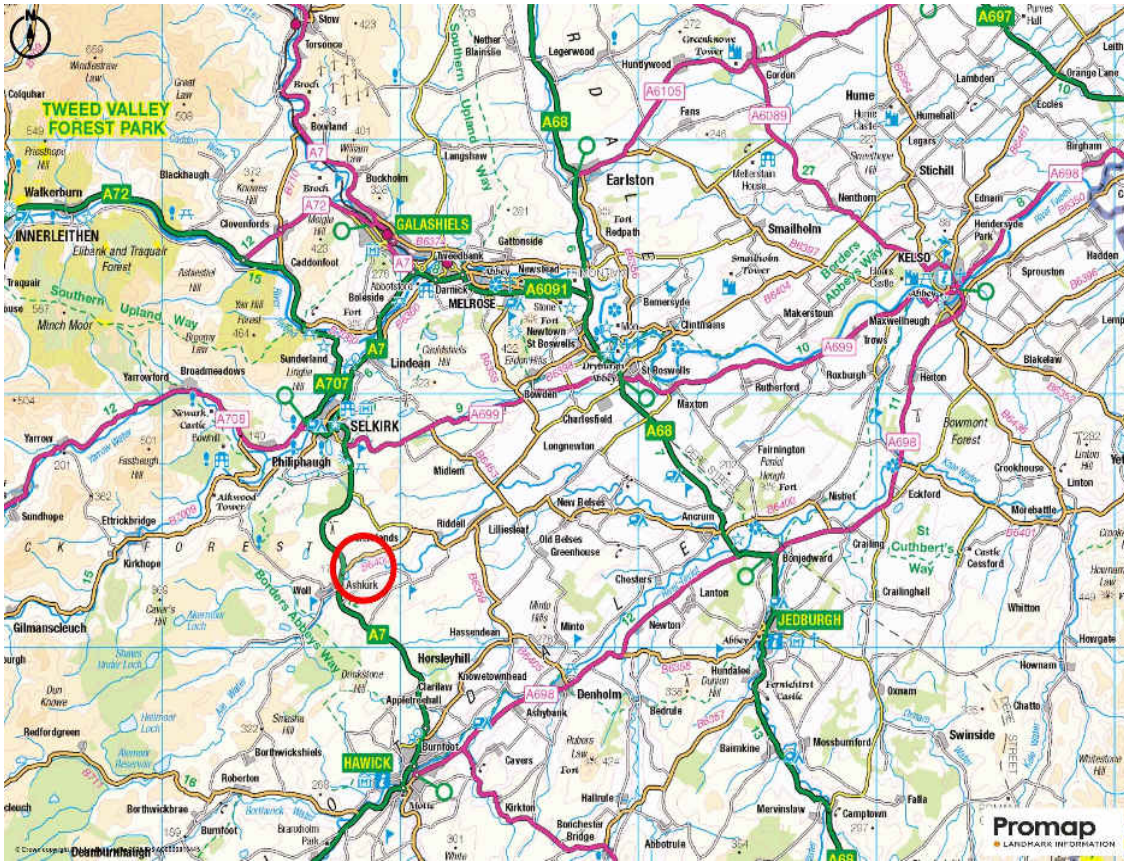


EAST KIRKLEA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2044 SQ FT / 190.1 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## SOLICITORS

Andrew Haddon & Crowe, WS, 3 Oliver Place, Hawick, TD9 9BG.

## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8.** Photographs taken in January 2024.





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