

Galbraith



1 KIRKHOPE FARM COTTAGES
SELKIRK, SCOTTISH BORDERS

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Lovely country cottage in scenic rural surroundings.

Ettrickbridge 1 mile ■ Selkirk 7.6 miles

Galashiels Town Centre & Tweedbank Station 14.6 miles

- 2 reception rooms, 3 bedrooms.
- Located in the rolling hills of the Ettrick Valley.
- Rural but not isolated.
- Traditional stone cottage.
- Single level accommodation.
- Garden.
- Ample off road parking and garage.

Galbraith

Scottish Borders
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A member of
OnTheMarket



GENERAL

1 Kirkhope Farm Cottages sits in a south facing position about 1 mile west of the rural village of Ettrickbridge. Ettrickbridge and the surroundings has a great sense of community and benefits from a useful range of local amenities including a popular inn, church, village hall and primary school.

Nearby, the thriving Royal Burgh of Selkirk benefits from a variety of shops, restaurants and hotels, a health centre and professional services plus a well regarded secondary school.

The Borders General Hospital and the headquarters of the Scottish Borders Council are also within comfortable reach. The Scottish Borders Railway with a station in nearby Tweedbank provides excellent access by rail to Edinburgh and the A7 trunk road runs through Selkirk.

DESCRIPTION

1 Kirkhope Farm Cottages was built circa 1900. The semi detached cottage is of stone construction under a slate roof and the accommodation is set out on one level. The property faces predominantly south and makes the most of the views of the surrounding rolling countryside.

1 Kirkhope Farm Cottages benefits from large, picture windows to the kitchen and reception rooms.

The cottage was designed with ample provision for built in storage throughout.

The kitchen has been fitted with a range of floor units with space for free standing appliances. Conveniently placed next to the kitchen is the dining room. The generous sitting room has a southerly aspect and boasts an open fire place.

The bedrooms and bathroom are clustered together and the bathroom has been upgraded in recent years.

ACCOMMODATION

The accommodation is all on one level:

Porch, sitting room, dining room, kitchen, 3 bedrooms, family bathroom.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freenhold	Private	Main	Private	Oil CH	Band C	E

* 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>

GARDEN AND GROUNDS

There is ample outside space at the cottage. To the front is an area currently used for additional parking. There is also gravel parking at the side and rear of the property. The garden, in a sheltered position at the rear of the house, is mostly laid to lawn and interspersed with some mature trees and shrubs. There is a shelter belt at the rear of the garden.

Within the garden is a timber single garage.

DIRECTIONS

From Selkirk take the B7709 signposted to Ettrickbridge. Continue along this road for about 7 miles. Go straight through Ettrickbridge. 1 Kirkhope Farm Cottages is on the right side of the road about 1 mile west of the village. 1 Kirkhope Farm Cottages is the first property on the right.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/lecturers.deluded.tripling

POST CODE

TD7 5HW

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

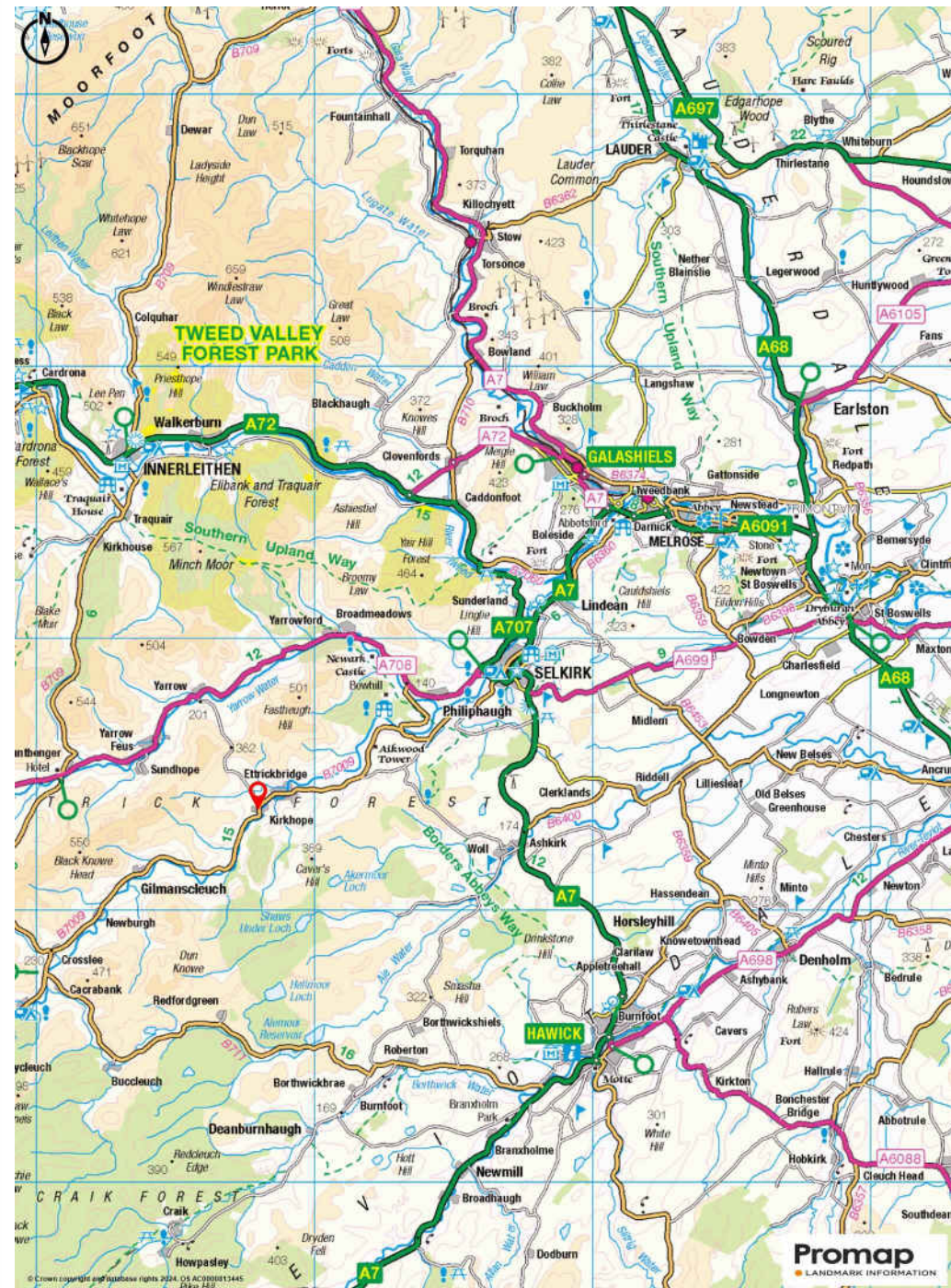
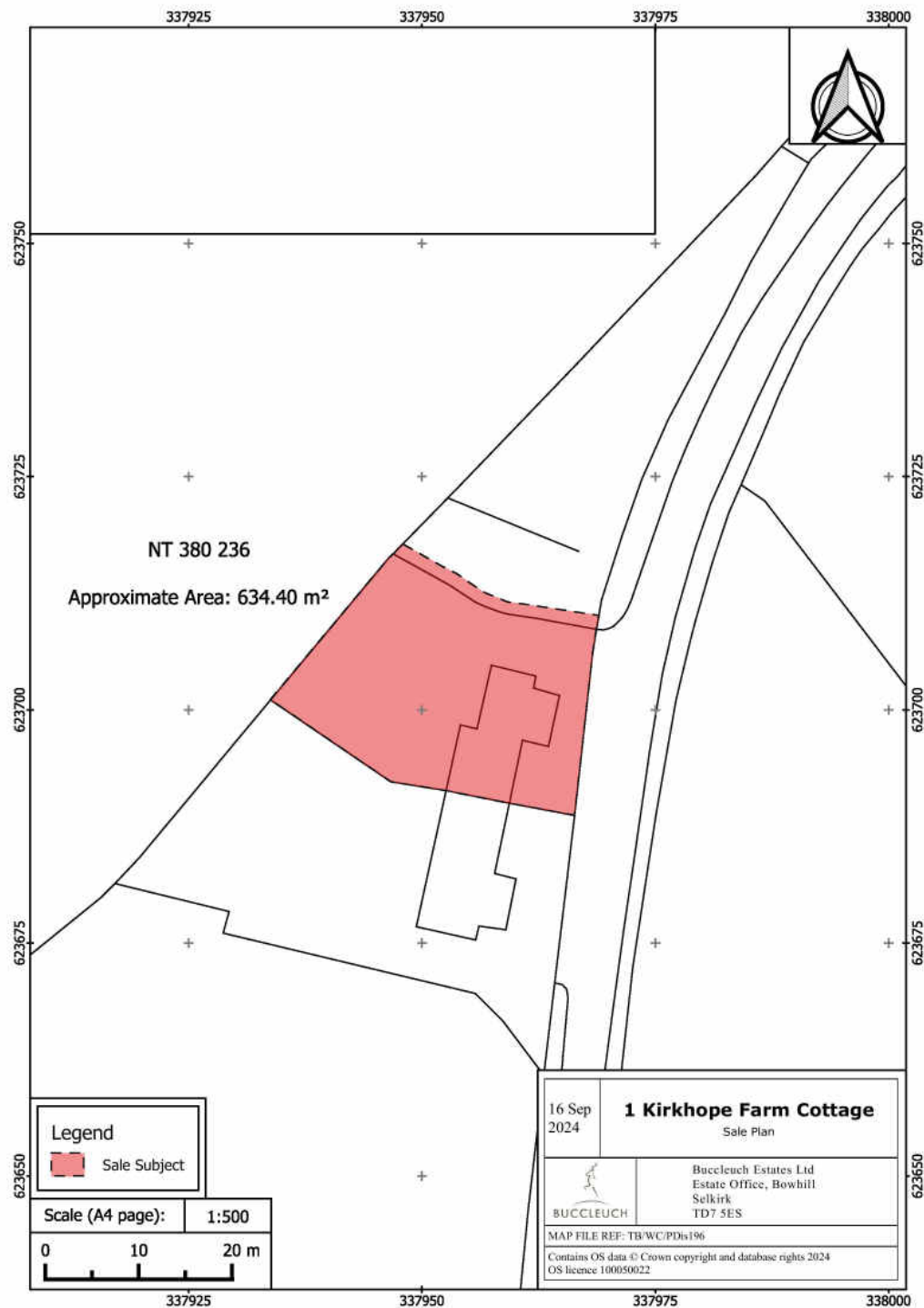
No items are included unless specifically mentioned in these particulars.

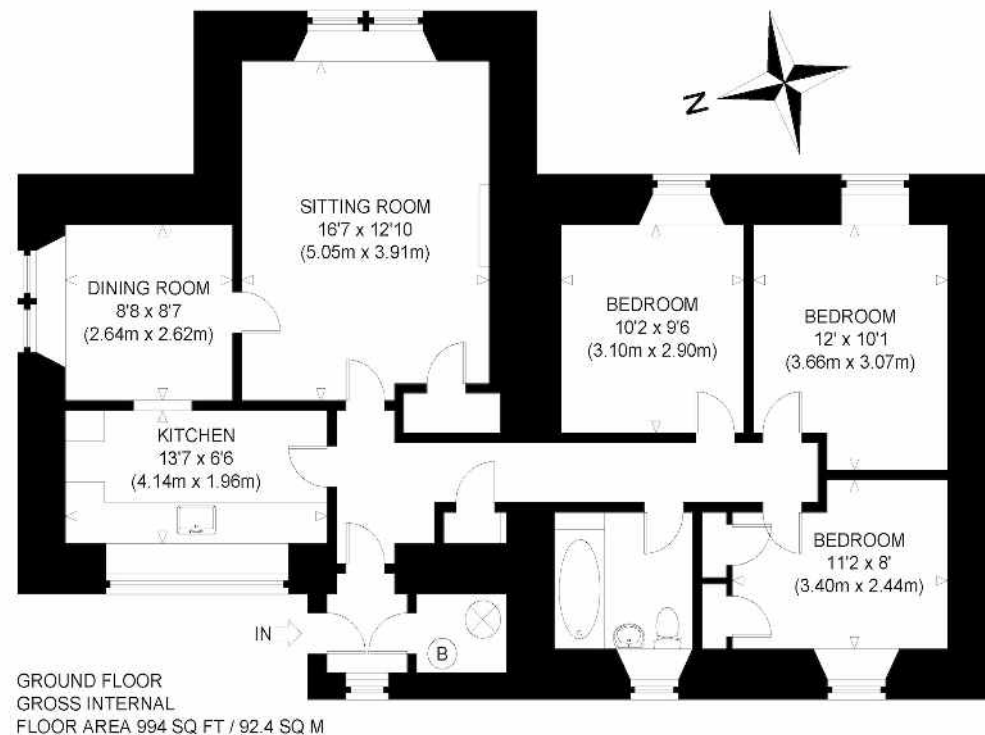
2017 ANTI-MONEY LAUNDERING REGULATIONS

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.







KIRKHOPE FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 994 SQ FT / 92.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



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 solicitors 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 Solicitor, 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 agents 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 December 2024.



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