

Yarrow Valley by Selkirk, Scottish Border



Rose Bank, Yarrow Feus

THIS ATTRACTIVE DETACHED DWELLING HOUSE, UNDERSTOOD TO DATE BACK TO THE EARLY 1800'S, IS LOCATED IN AN IDYLIC RURAL SETTING WITHIN THE HEART OF THE YARROW VALLEY SOME 11 MILES FROM THE HISTORIC BORDER TOWN OF SELKIRK.

ROSE BANK PROVIDES MARVELLOUS FAMILY LIVING ACCOMMODATION ARRANGED OVER 2 FLOORS, FINISHED TO THE HIGHEST STANDARD, INCORPORATING A NUMBER OF FINE FEATURES AND SITS AMIDST BEAUTIFULLY MAINTAINED AREAS OF GARDEN GROUND.

THE GROUND FLOOR BEDROOM AND EN SUITE SHOWER ROOM PROVIDES THE OPPORTUNITY FOR BED AND BREAKFAST USE AND IF INCORPORATING THE ADJACENT SITTING ROOM WOULD PROVIDE EXCELLENT "GRANNY" ACCOMMODATION

ENTRANCE HALL, SITTING ROOM, LARGE FITTED KITCHEN, UTILITY ROOM/LARDER, SIDE ENTRANCE PORCH, GUESTS BEDROOM, EN SUITE SHOWER ROOM, UPPER LANDING, 2 FIRST FLOOR BEDROOMS, LOUNGE, BATHROOM, LOFT ACCESS, EXTERNAL UTILITY ROOM, SINGLE CAR GARAGE, OFF STREET PARKING, LANDSCAPED GARDENS, USEFUL OUT BUILDINGS, OIL FIRED CENTRAL HEATING, DOUBLE GLAZING.

EPC RATING: F

Guide Price £265,000

£20,000 BELOW HOME REPORT VALUE

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Rose Bank lies within the beautiful Yarrow Valley some 11 miles from the historic Border town of Selkirk where all local amenities including a good range of local shops, 2 small supermarkets, leisure facilities and secondary schooling are readily available. The larger town of Galashiels, arguably the Borders main shopping centre, is a further 6 miles distant.

Yarrow primary school, located close by, provides education for the younger children.

The Yarrow Valley itself is an area mainly made up of small hamlets and farming communities and with its spectacular scenery and walks it has become a popular destination for locals and tourists alike whether for hiking or a range of other outdoor activities.

The property, which is constructed of solid stone walls with painted rendered finish under a slate covered roof, provides generous family accommodation arranged over 2 floors, upgraded in recent years, finished to the highest standard and all benefitting from oil fired central heating and double glazing.

The property enjoys panoramic views with delightful areas of colourful garden ground to front and side providing a very relaxing outdoor space.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

3.39m x 1.78m. Entered via a part glazed timber panelled door this charming hallway provides access to the ground floor apartments and accommodates the stair linking ground and first floors with useful under stair cupboard. Central heating radiator, floor carpeted.

KITCHEN

3.53m x 4.75m. A generous sized front facing “country kitchen” with exposed beams, furnished with a good range of floor and wall mounted units in white “shaker” effect with dark complementing work surface. Stainless steel 1½ bowl inset sink with mixer taps, integrated electric double oven and hob with cooker hood over, double glazed windows to front and side, each with deep sill, provide excellent natural light. Central heating radiator, vinyl floor covering.



LARDER/UTILITY ROOM 6.60m x 1.40m. Overall these rooms combine to provide very useful storage and convenient utility space with steel sink plumbing and electrical connections for fridge, freezer and washing machine. Useful storage cupboards and shelving, vinyl floor covering.



SIDE ENTRANCE PORCH 1.10m x 3.70m. Leading from the utility room and giving direct access to the outside this apartment provides additional storage for bicycles etc.



SITTING ROOM 3.57m x 4.40m. A nicely proportioned public room with double glazed windows affording pleasing views to surrounding hills and provided with a brick fireplace, tiled hearth and electric “stove” style fire. 3 wall lights, central heating radiator, exposed beam ceiling, fitted carpet.



GUEST BEDROOM 3.30m x 4.51m. A good sized double room with a front facing double glazed window ideal for family or friends. Central heating radiator and fitted carpet. This room has obvious bed and breakfast potential and the adjacent En Suite shower room and sitting room could provide useful “Granny” accommodation.



EN SUITE 1.30m x 2.26m. This recent addition to the property located off the guests bedroom and provided with a corner shower enclosure, pedestal basin and WC. Walls extensively lined in “wet wall”, vanity mirror with light and shaver point over the wash basin. Extractor fan, vinyl floor covering.

FIRST FLOOR

A winding carpeted timber stair with timber balustrade at the upper level links ground and first floors, the stair well giving access to a convenient storage area in the rear eaves void.

LANDING

Accessing all first floor accommodation with central heating radiator, library shelving and fitted carpet. Daylighting to the landing is provided from a small timber casement window and double glazed Velux roof light. There is also a ceiling hatch with a drop down ladder giving access to the roof void area which benefits from electric light and is well insulated.

BEDROOM 1

3.68m x 4.84m. A good sized double room with double glazed windows to front and side providing stunning views to the hills and over the gardens. Wardrobe accommodation with hanging rails and high level shelving. Corner linen storage cupboard, central heating radiator, fitted carpet.



BATHROOM

2.38m x 2.74.

Provided with a 3 piece suite of panelled bath, pedestal basin and WC, the area around the bath tiled to accommodate the "Mira sport" shower with telescopic shower screen. Tiling is continued around the WC and wash basin to dado height and there is a vanity splash back with mirror, shaver light and glass shelf over the basin. Front facing double glazed window, toiletries cupboard, electric towel rail, central heating radiator, vinyl floor covering.

BEDROOM 2

2.56m x 3.48m. Front facing double glazed window, fitted carpet.



LOUNGE 5.24m x 4.75m. A stunning public room with double glazed windows to front and side benefitting from the aforementioned views, a feature fireplace with cast iron surround, tiled cheeks and timber mantel is a pleasant focal point. Array of library shelving, central heating radiator, fitted carpet.



A further ceiling hatch with a drop down ladder also gives access to the roof void area again well insulated, benefitting from electric light.

EXTERNAL

GARAGE

There is an attached single car garage located to the side of the subjects accessed by the means of an “up and over” door and benefitting from electric power and light both inside and out. Additional off street parking adjacent to the garage.



WORK SHOP 1.84m x 2.57. This useful addition to the property incorporates a WC and wash basin with tiled splash back and mirror over. Vinyl floor covering.



GARDENS The property sits amidst large, mature, well tended gardens to either side of the property. The garden to the left is laid extensively to grass with a number of mature trees and shrubs including colourful rhododendrons and accommodates 2 dry stone sitting areas, one with a small pond, and the quality of the dry stone work in the garden areas is a magnificent feature. There are also 2 good sized garden sheds in this location.



To the right of the property lies a further area of garden ground given over primarily to an array of colourful plants shrubs and trees. Both areas of garden to the side are accessed by cleverly designed stone steps.



To the front of the property there is a pleasant and easily maintained rockery area providing a marvellous splash of colour.

MOVEABLES	All fitted floor coverings and light fittings are included in the sale as are the electrical goods in the utility area.
SERVICES	The property is served by mains water and electricity. Drainage is connected to a septic tank located on land on the opposite side of the road.
ENTRY	By negotiation with the Selling Agents/owners.
COUNCIL TAX	The property is within Council Tax Band 'E'.
VIEWING	By appointment through the Selling Agents or by telephoning 01750 823 25
PRICE	Guide Price £265,000 Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
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6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.