

Selkirk
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Nether Dalgleish Ettrick Selkirkshire

TD7 5HZ

Offers Over: £325,000



Nether Dalgleish is an extraordinary bungalow located just beyond the rural village of Ettrick 21.9 miles from Selkirk and 23.2 miles from Hawick. This very private property benefits from an abundance of attractive features from its location to the stream that trickles through the land to the exceptionally well presented interior.



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Entrance Hallway
Lounge 5.29 x 4.45
Kitchen 5.20 x 2.25
Dining Room 4.75 x 4.14
Study
Master Bedroom 4.83 x 3.47
En-suite
Walk-in Wardrobe
Bedroom Two 4.74 x 4.23
Bedroom Three 2.70 x 2.35
Bathroom
Utility Room



Situation:

7 Miles from the Samyelings Budist centre Nether Dalgleish is 4.0 miles from Ettrick, a small village and civil parish in the Scottish Borders area of Scotland. It is located on the B709, around 17 miles (28 km) south-west of the town of Selkirk. This beautiful and mostly undiscovered part of the Scottish Borders is a peaceful area known for being home to the famous novelist Sir Walter Scott and James Hogg, the celebrated Scottish poet and novelist, known as the 'Ettrick Shepherd'. Ettrick and the surrounding valleys offer some of the most beautiful and remote scenery in Scotland.

Description:

Nether Dalgleish is an extraordinary bungalow located just beyond the rural village of Ettrick 21.9 miles from Selkirk and 23.2 miles from Hawick. This very private property benefits from an abundance of attractive features from its location to the stream that trickles through the land to the exceptionally well presented interior. The property sports three large bedrooms, two bathrooms, kitchen, dining room, lounge and an office space as well as roughly 4 acres of land. The opportunity to purchase within this rural area doesn't come around often and with the added benefit of the stable attached to the garages this property would be perfect for families. Early viewings are highly recommended to truly appreciate this property and to avoid disappointment.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, kitchen fittings, bathroom fittings and some light fittings.

Services:

Private water supply, Central Heating and Hot water (supplied by a ground source heat pump), Electric and Double Glazing.

Photovoltaics panels on the roof providing supplementary electricity supply as well as an additional income.

EPC:

C

Viewings:

Strictly by appointment via Cullen Kilshaw.

Local Authority:

Scottish Borders Council



Interested in this property?
Selkirk
Call 01750 723868

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Email: selkirk@cullenkilshaw.com

Opening Hours:
Monday to Thursday: 9.00am to 3.00pm
Friday: 9.00am to 1.00pm

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Nether Dagleish, Etrick

Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft

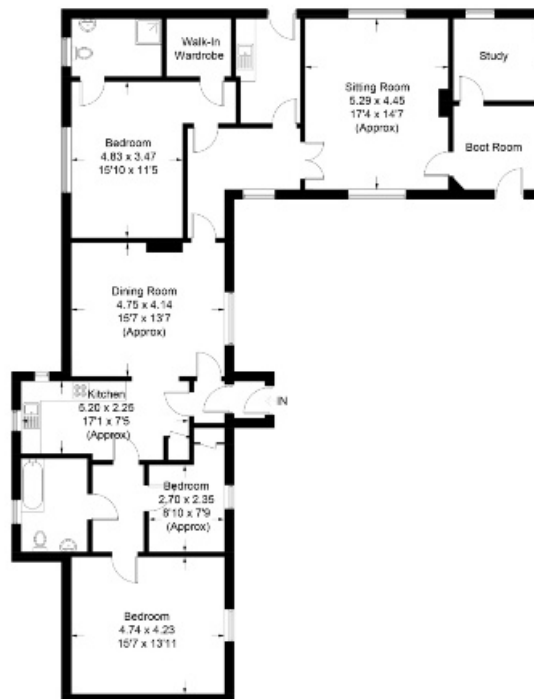


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansLis.keith.com © 2018 (ID464115)

Full members of:



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