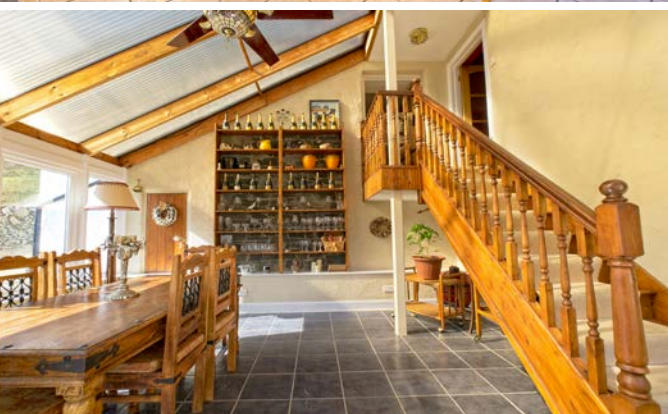




WINTERBURGH COTTAGE, ETRICK VALLEY, SELKIRK, TD7 5HS



- PORCH
- HALL
- LOUNGE
- DINING KITCHEN
- 4 BEDROOMS (1 ENSUITE)
- FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING
- CONSERVATORY
- DOUBLE GLAZING
- OFF-ROAD PARKING

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WINTERBURGH COTTAGE, ETRICK VALLEY, SELKIRK, TD7 5HS



DESCRIPTION

A four bedroom detached cottage on two levels offering spacious accommodation in an idyllic rural location. The property is in excellent condition with double glazing and oil fired central heating throughout. It enjoys wide open views to the countryside surrounding the property, and is within easy reach of Selkirk with its primary schools, Selkirk High School, shops, businesses, and other amenities.

ACCOMMODATION

ENTRANCE & HALL

The front door of the property is approached through the small front garden, and opens into a porch. A second door opens into a generously proportioned main hall on the upper level of the cottage, off which sit four bedrooms, the bathroom, and fitted full length storage cupboards.

BEDROOMS 1, 2 & 3

These three bedrooms are bright double rooms which enjoy open views to the surrounding countryside. All have ample room for the accommodation of free standing bedroom furniture in addition to a double or twin beds.

BEDROOM 4

This is a bright single bedroom which can accommodate free standing bedroom furniture in addition to the bed. It has an ensuite shower room with a suite of walk in glass shower cabinet, wash basin, and toilet. The floor of the room, and wall behind the shower cabinet are fully tiled. A heated towel frame is fitted in the room, and an extractor fan to aid ventilation.

FAMILY BATHROOM

A short hall, off the main hall, with fitted full length storage cupboards, leads to the bathroom. It has a suite of wash basin, toilet, and bath on which is fitted a traditional bath shower mixer tap and shower head. The floor and the wall behind the bath are both fully tiled, and a polished brass towel frame is fitted in the room. It also accommodates a storage cupboard.

LOUNGE

The main hall continues to a landing above the conservatory off which sits the lounge. This stunning room is bright, welcoming, and spacious, with four windows allowing a panoramic view to the countryside surrounding the property. Attractive features of this room are the traditional dual fuel stove in a dark slate surround and hearth, and two chandelier light fittings mounted in the ceiling.

CONSERVATORY

The open wooden staircase leads from the landing adjacent to the lounge to the floor of the conservatory. This too is a stunning room with open views to the surrounding countryside. It is fully double glazed with a fully tiled floor. It is very spacious and easily accommodates a full dining table set and additional free standing dining room furniture. It also accommodates a small wine cellar in a corner of the room. French window doors lead to the garden at the back of the property, and a second door leads through to the dining kitchen.

DINING KITCHEN

The kitchen is a very spacious and well designed workspace, with natural wood floor, and wall mounted units and a large built in cupboard providing a generous amount of storage. There are dedicated spaces for the fitted double porcelain sink, the Cookcentre Evolution hob and oven unit, and white goods. A main feature of the room is the natural wood central island unit with a work top, and drawers and cupboards for additional storage. A full dining table set is also accommodated in the room. A second door leads to the garden at the side of the house.

OUTSIDE

A small fenced garden mainly of grass, is located at the front of the house. A gravelled drive leads to the garden at the back of the house. The back garden has a large area of gravel with a mixture of grass, shrubs, trees, and flora. Off-road parking is available in the back garden, and also on an area of hard standing to the side of the property.

SERVICES

Electricity, oil fired central heating and double glazing throughout, private water supply, and sewage to septic tank. Council Tax Band 'C'.

EXTRAS

All fixtures and fittings, together with the cooker and hobs are included in the sale. Some light fittings are not included in the sale. The Dishwasher and Washing Machine can be purchased under separate negotiation.

ENTRY

By arrangement with sellers.

HOME REPORT

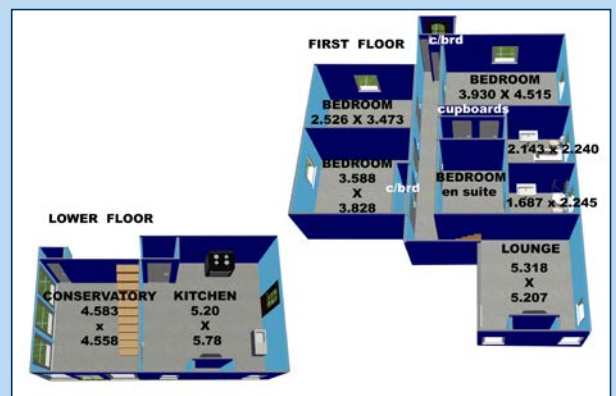
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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