



# 3 Broadmeadows Farm Cottages

Yarrowford, Selkirk, TD7 5LZ



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# 3

## Broadmeadows Farm Cottages

Charming Victorian end-terrace cottage, set against a scenic backdrop of rolling hills and countryside

- Entrance hall
- Living room
- Breakfasting kitchen
- Double bedroom 1 with built-in cupboard
- Bedroom 2
- Four piece bathroom
- Separate w.c.
- Double glazing
- Oil fired central heating
- Generous Gardens
- Unrestricted parking



Home Report: £155,000

EPC Rating: E

Set against the backdrop of rolling hills and scenic countryside, the cottage is a wonderful base for exploring the wider Scottish Borders and there are endless walks on the doorstep including to the Three Brethren via the Southern Upland Way, as well as Bowhill Country Park with its lake, gardens, adventure playground, café and theatre.

This charming Victorian end-terrace cottage offers spacious accommodation set over two levels. Comprising entrance hall with stairs leading to the upper landing, south-east facing living room with feature fireplace, breakfasting kitchen with patio doors opening on to the patio area, and a separate w.c. The upper landing has a deep storage cupboard and provides access to the two bedrooms, one with built-in cupboard and the four piece bathroom.

The property benefits from double glazing, oil fired central heating, generous gardens, unrestricted parking and stunning views.

Extras: to include all fitted carpets, fitted floor coverings, light fittings, curtains, blinds, hob, built-in oven and microwave, fridge/freezer and the washing machine.







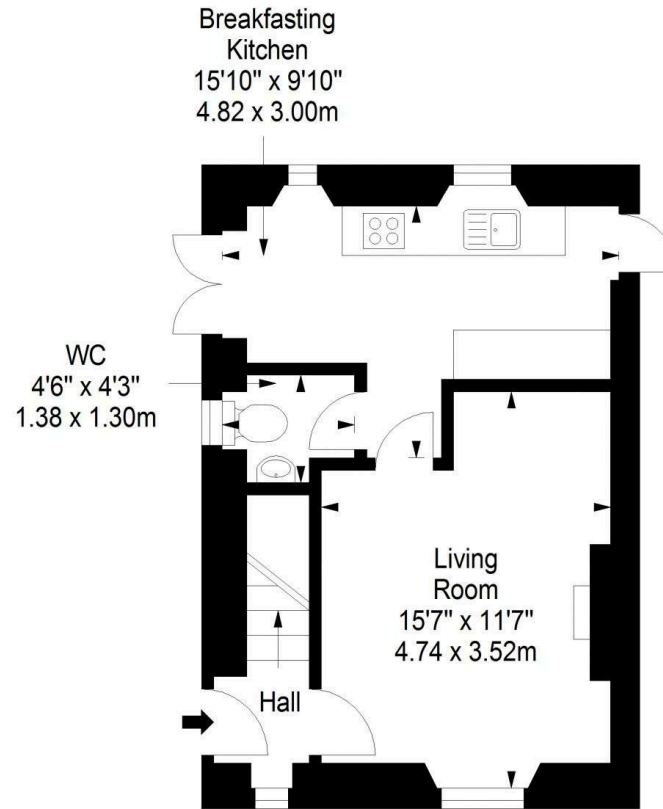
Yarrowford is a peaceful, rural village, offering the tranquillity of the countryside, whilst being within easy reach of the historic town of Selkirk (5 miles).

The charming town of Selkirk is situated in the heart of the Central Borders, surrounded by picturesque rolling hills and the stunning Ettrick and Yarrow valleys. A good selection of local shops cater to everyday requirements, while schools ranging from nursery to secondary level are easily accessible. For leisure, there are plenty of recreational facilities including a swimming pool, gym, restaurants, rugby and tennis clubs, and scenic golf course. The area also boasts a wide range of stunning trails providing excellent walking and cycling opportunities.

Selkirk is well connected with good road and bus links to all the central Borders towns and has easy access to Edinburgh (43 miles) via the A7 and the new Borders rail connections.

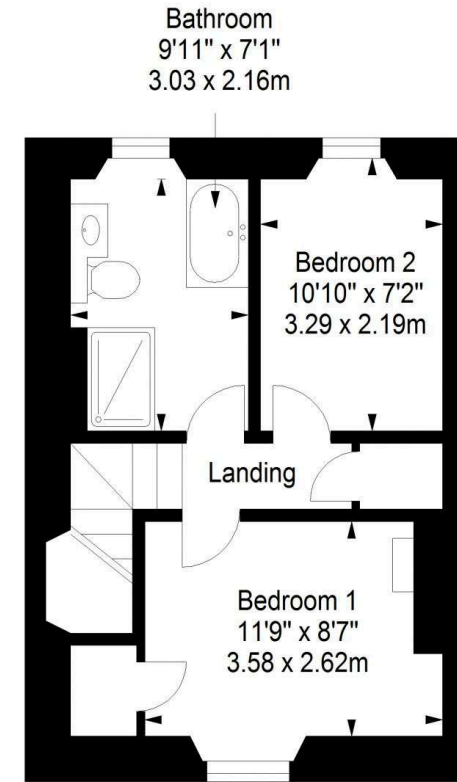
### Ground Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)



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