



## 2 BURNFOOT COTTAGES, ASHKIRK, SELKIRK, TD7 4PH



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- CONSERVATORY
- CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- OFF-ROAD PARKING

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## DESCRIPTION

A two storey, two bedroom cottage situated in an idyllic rural setting overlooking the meeting of the Ale Water and Todrig Burn. The property is in excellent condition and benefits from oil fired central heating and double glazing. The property underwent major renovation last year and has been redecorated to a high standard with new carpeting in the lounge, hall, stairs, and bedrooms. It has a fully enclosed back garden with accommodation for off road parking. Although in a rural setting the cottage is only 7 miles from Selkirk or Hawick, each with a variety of national and local branded shops and amenities.

## ACCOMMODATION

### ENTRANCE & HALL

The front door of the property opens into a hall off which sit the lounge, downstairs bedroom, and stairs to the upper accommodation.

### LOUNGE

The lounge is a bright, spacious, and welcoming room overlooking the front of the cottage, and enjoys open views to countryside and woodlands.

### KITCHEN

The kitchen is a bright functional workspace with modern fixtures and fittings overlooking the back garden through two windows. Green granite laminate worktops run on two sides of the room with an integral stainless steel sink, and electric hob and oven. Ample storage is provided by wall and floor mounted units with dedicated spaces for installing white goods. A second full glass panelled door leads into the conservatory.

### CONSERVATORY

The fully double glazed conservatory is generously proportioned and overlooks the back garden and the Ale Water. The walls abutting the house are fitted with attractive wood plank panelling, electric light, and a Dimplex electric room heater. A glass patio door allows access to the garden.

## DOWNSTAIRS BEDROOM

This double room benefits from a built in storage cupboard and has capacity to accommodate free standing bedroom furniture in addition to a double bed.

## UPSTAIRS

Stairs lead to the upper landing off which sit a bedroom, bathroom, and built in storage cupboard.

## UPSTAIRS BEDROOM

This bright spacious room enjoys views to countryside and woodlands at the front, and to the back garden and Ale Water. It benefits from a built in wardrobe and two storage cupboards, and has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

## BATHROOM

The bathroom has a white modern suit of bath, wash basin on its own vanity unit, toilet, and walk in glass shower cabinet over which is fitted a Mira electric shower. Waterproof wall boarding with an attractive white and black marble pattern is fitted behind the walls of the shower and the bath. A central heating radiator is also fitted in the room.

## OUTSIDE

A gate allows access to the side garden which has a gravelled area to accommodate off road parking. Roadside parking can also be accommodated immediately at the front of the property. The garden at the side and back of the cottage is fully enclosed with a mix of grass and shrubs, and accommodates a garden shed. A gate at the back of the garden allows access to the riverside.

## SERVICES

Electricity, double glazing, oil fired central heating, and SEPA registered septic tank. The cottage has a private water supply with a UV and sediment filter which is changed annually. The water quality is currently regularly tested by the local authority. Council Tax Band 'D'.

## EXTRAS

All fixtures and fittings, including floor coverings, are included in the sale. Any electrical appliances and white goods which might be included are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

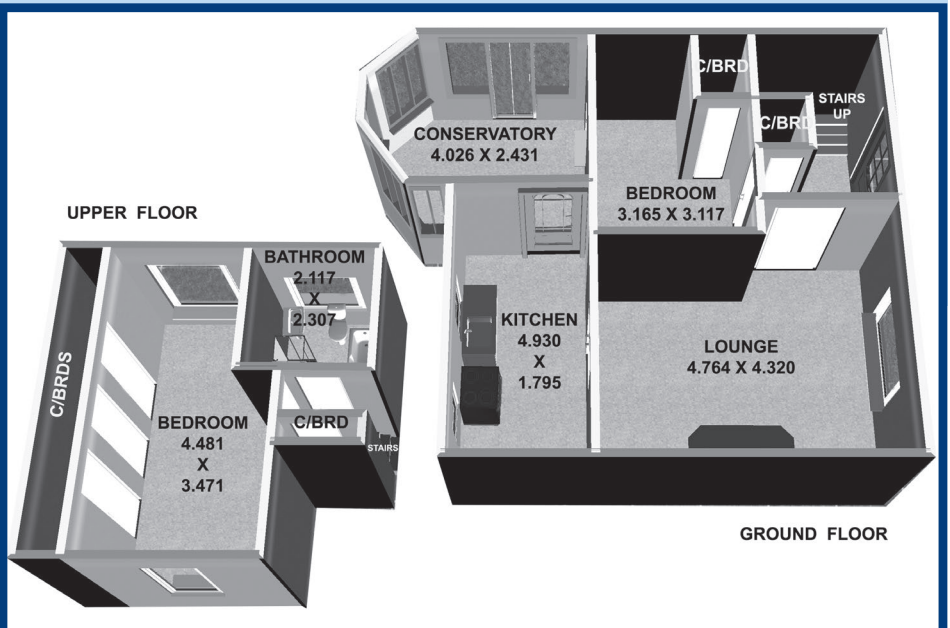
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## 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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