

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Edenhope

Yarrowford, Selkirk, TD7 5JY

Guide Price £350,000



Situated in an enviable location on the outskirts of the village of Yarrowford enjoying panoramic views of the surrounding countryside, Edenhope is an extremely spacious detached property having been thoughtfully constructed with sustainable materials using the passive house design principles resulting in an energy efficient home with low running costs, having the benefit of photovoltaic panels which have a rating of approximately 4Kw and a ducted heat recovery system. Extending to approximately 185m², the flexible accommodation comprises open plan lounge/dining room/studio, kitchen, bathroom and boot room at ground floor level and a sitting room and two bedrooms at first floor level, the design principle of the first floor accommodation providing scope to create three bedrooms if required. Externally, there is a generous area of private garden ground surrounding the property together with a timber garage, greenhouse and garden shed providing ample storage facilities. There is further storage available in the sub floor/underbuilding which also houses the water storage tank. Truly unique, this property provides a ideal opportunity to enjoy living in a quiet rural location with beautiful countryside walks on the doorstep. Early viewing recommended.



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Accommodation:

Ground Floor:
Open plan Lounge/Dining Room/Studio
Kitchen
Utility Room/Boot Room
Bathroom

First Floor:

Sitting Room
Large Storage Cupboard
Two Bedrooms

Outside:

Private Garden surrounding the property
Wildlife Pond
Timber Garage
Greenhouse
Garden Shed



Location

Situated on the outskirts of the picturesque village of Yarrowford, enjoying a peaceful rural setting with countryside walks on the doorstep. Located 5 miles from Selkirk within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside the hustle and bustle of city life. Selkirk itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer including a golf course, swimming pool, horse riding and rugby club. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 20 minutes by car from Yarrowford.

Services

Private water and drainage. Solid fuel stove providing heating to the property together with a ducted heat recovery system. Mains electricity. Photovoltaic panels with a rating of approximately 4Kw.

Fixtures and Fittings

The sale shall include all fitted carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

EPC

B

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E



Interested in this property?
Call 01750 723868

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Selkirk, TD7 4DD
Phone: 01750 723868
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
Galashiels, Tel 01896 758 311
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



Edenhope

Approximate Gross Internal Area = 186 sq m / 2002 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (101062799)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.