

Selkirk

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Gair House

Ettrick, Selkirk, TD7 5HZ

OIRO £425,000



Set within approximately 2.5 acres of ground, this delightful detached 2/3 bedroom home offers a rare opportunity to enjoy the tranquility of rural living in a serene setting. While remaining within a small community of homes, the property is surrounded by stunning scenery and set away from the hustle and bustle of busy life, offering the perfect retreat for those seeking peace and relaxation, with flexible accommodation which will appeal to a variety of purchasers.



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Ground Floor:
Entrance Hallway
Living Room
Snug
Bedroom 3 / Office / Second Sitting Room
Dining Kitchen with Pantry
Utility Room
WC

First Floor:
Landing
Two Bedrooms
Family Bathroom

Outside:
Enclosed garden with a further 2.5 acres of land. Plenty of seating areas throughout with garden ground laid out mostly to lawn. Timber shed and carpeted, wooden cabin which could be utilised for a variety of purposes, including outdoor office or work space. Hot tub, outdoor lighting and external waterfall shower.



Location

Situated in a rural location approximately 22 miles from both Selkirk and Lockerbie (where direct trains to London Euston, Manchester Airport, Glasgow and Edinburgh are available). Selkirk lies 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. The town 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 (23 miles), Galashiels and Melrose (both 27 miles).

Description

Internally, the flexible accommodation offers two well proportioned bedrooms and a potential third bedroom, currently utilised as a large office, catering to a range of needs. The property is filled with natural light and presented in good decorative order throughout with plenty of living accommodation including a lovely little snug off the main living room, creating a warm and welcoming atmosphere.

The grounds are a true highlight, featuring a variety of seating areas where you can unwind and take in the stunning countryside views. Whether you're enjoying a morning coffee or watching the sunset, this garden is designed for quiet enjoyment. A unique external shower adds a touch of luxury. In addition, the current proprietors have erected a large timber cabin which is carpeted and could be used for a variety of purposes such as arts and crafts, a gym or a home office.

The property benefits from photovoltaic panels, a private water supply and private drainage system all located within the boundaries and adding to the sense of self-sufficiency and sustainability.

Perfect as a full-time residence, weekend escape, or creative retreat, this home is ideal for anyone looking to slow down and reconnect with nature in a picturesque and peaceful location.

Fixtures and Fittings

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

Services

Mains electricity. Private water and drainage. Electric and underfloor heating. Photovoltaic panels.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E

EPC

C

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Interested in this property?
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
Email: selkirk@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

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Jedburgh,	Tel 01835 863 202
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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Gair House, Ettrick Valley, Selkirk

Approximate Gross Internal Area
142.3 sq m / 1532 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 852755)

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.