

**Selkirk**

Call 01750 723868



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## Newburgh

Ettrick, Selkirk, TD7 5HS

**Guide Price £620,000**



Nestled in the tranquil and picturesque Ettrick Valley, Newburgh is a charming traditional detached farmhouse which offers a rare opportunity to enjoy the very best of rural living. Set within approximately 5 acres of private grounds including open field, mature woodland and well presented gardens with a number of outbuildings, the surroundings are perfect for those seeking space and privacy.

The property boasts generous accommodation throughout which comprises entrance hallway, lounge, sitting room, kitchen, dining room, office/library, conservatory and WC at ground floor level and at first floor level master bedroom with en-suite shower room, three further bedrooms, family bathroom and a further shower room, providing both ample living and sleeping accommodation. The large conservatory enjoys lovely views of the garden and countryside beyond.

An ideal opportunity to acquire a lovely home in arguably one of the most scenic locations in the Borders.





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## Accommodation:

Ground Floor:  
Entrance Hallway  
Sitting Room  
Office/Study  
Library  
Kitchen  
Conservatory  
WC

## First Floor:

Master Bedroom with En-suite Shower Room  
Three Further Bedrooms  
Bathroom  
Shower Room

## Outside:

Private garden grounds surrounding laid out in hard and soft landscaping with a woodland area and field, all extending to approximately 5 acres.  
Two interlinked garages  
Large open sided store  
Further outbuildings throughout





### Location

Situated around 6 miles from Ettrickbridge, which is an attractive village situated approximately 7 miles from Selkirk just on the edge of the picturesque Ettrick Valley. With a great sense of community spirit and the benefit of a Church, Primary School, Village Hall and the first rate Cross Keys Inn, Bar & Restaurant, this semi rural location provides the benefit of country living but with amenities close by. 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 (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 10 minutes by car.

### Fixtures and Fittings

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

### Services

Private water and drainage. Oil fired central heating. Double glazing.

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

E

### EPC

E





**Interested in this property?**  
**Call 01750 723868**

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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
Tranent,	Tel 01875 611211



### Newburgh, Ettrick, Selkirk, TD7 5HS

Approximate Gross Internal Area = 237.4 sq m / 2555 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243811)

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.