

Selkirk

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Stainiebrae

Lower Greenhill, Selkirk, TD7 4NP

Guide Price £490,000



Stainiebrae is an exceptional detached property situated approximately 1.5 miles south of Selkirk, which has been cleverly designed to make the very most of its breathtaking surroundings. The spacious living accommodation is at first floor level, capturing panoramic countryside views and creating a bright, comfortable space perfect for relaxing or entertaining, together with a balcony and terrace, ideal for enjoying a summer evening. On the ground floor, the principal bedroom boasts its own dressing room and ensuite, accompanied by three further well proportioned bedrooms, a contemporary family bathroom, and a practical utility room. Externally, the property benefits from beautifully landscaped garden grounds, offering an idyllic retreat with lots of space to enjoy relaxing and entertaining. To the front, a generous driveway provides ample parking for multiple vehicles. A rare opportunity to acquire a home that blends modern design, flexible living, and truly stunning views.



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Accommodation:

Ground Floor:-

Entrance Hall
Principal Bedroom with Dressing Room and En-Suite
Three Further Bedrooms
Family Bathroom
Utility Room

First Floor:

Landing
Lounge
Kitchen/Dining Room
Sitting Room
WC

Outside:

Extensive, beautifully landscaped garden grounds to the rear.
Driveway and ample car parking space to front.



Location

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

Mains electricity. Private water and drainage. Biomass central heating system. Underfloor heating at ground floor level, radiators at first floor level.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

G

EPC

B



