

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Rogues Rock

2 Broadmeadows Bungalows,
Yarrowford, Selkirk, TD7 5LZ

Offers Over £380,000



A generously proportioned three bedroom bungalow offering bright, open plan living and a wonderfully relaxed semi rural setting. This beautifully presented home enjoys lovely views, creating a sense of space and calm throughout.

Set on an impressive double plot, the property boasts extensive, well maintained garden grounds filled with an array of charming features with the multi aspect windows in the lounge forming the ideal space to enjoy the various birds and wildlife. A shared pond adds to the natural appeal, making the outdoor space as inviting as the interior. A superb opportunity for buyers seeking rural comfort, modern open plan living, or a property with generous garden space. A driveway and two single garages provide off street parking facilities.



Rogues Rock

2 Broadmeadows Bungalows,
Yarrowford, Selkirk, TD7 5LZ

Offers Over £380,000

Accommodation:
Entrance Hallway
Open Plan Lounge/Dining Room
Kitchen
Utility Room
Principal Bedroom with En-suite Shower room
Two Further Double Bedrooms
Bathroom

Outside:
Two single garages with lighting and power. Driveway.

Double plot with extensive gardens surrounding the house with a shared pond and a burn to the rear.

The majority of the garden ground consists of well tended lawns with additional terracing, shrubs, trees, flowers and vegetable beds, ideal for a keen gardener. There is a greenhouse and garden shed, providing storage opportunities.



Further information

Rogues Rock is a true haven for wildlife. The large pond and its edges, together with the abundant trees and flowers have attracted over eighty species of birds and nearly twenty each of mammals and butterflies. Red squirrels are almost daily visitors and both otters and pine martens have been seen several times in recent years. The pond regularly attracts kingfishers and herons alongside the resident ducks and moorhens. The view across the pond, down the Yarrow Valley and to the distant peak of Cat Craig is stunning and changes constantly with the light, acting as a great distraction.

Location

Situated in the popular village of Yarrowford, enjoying a peaceful semi-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.

Fixtures and Fittings

The sale shall include all curtains, blinds, lampshades, kitchen fittings, bathroom fittings and white goods.

Services

Mains water and electricity. Private drainage. Oil fired central heating. Double glazing. Solar panels. Log burner.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E

EPC

D



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:

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



2 Broadmeadows Bungalows, Yarrowford, Selkirk, TD7 5LZ

Approximate Gross Internal Area = 175.83 sq m / 1893 sq ft
(Including Garage)

External Garage = 15.1 sq m / 162 sq ft

Total = 190.93 sq m / 2055 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1321308)

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.