

Selkirk

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SOLICITORS & ESTATE AGENTS

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1 Ladhope Steading

Yarrow, Selkirk, TD7 5NE

Offers Over £465,000



This beautifully presented steading conversion enjoys an enviable rural setting in the heart of the picturesque Yarrow Valley. Thoughtfully upgraded by the current owner to an exceptional standard, the property is offered in immaculate, move-in condition, combining contemporary luxury with the character and charm of a traditional Borders steading.

Extending to approximately 216 square metres, the accommodation is generously proportioned throughout and offers a highly versatile layout. The flexible living space can be adapted to suit a variety of lifestyles and individual requirements, making it ideal for families, home working, or those seeking multi-purpose accommodation.

Externally, the property is equally impressive. A south-facing garden and patio terrace provide the perfect setting to relax and enjoy the stunning surrounding countryside, while a charming courtyard garden with summerhouse offers further outdoor space for entertaining or quiet retreat. Ample off-street parking completes the package.



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Accommodation:

Ground Floor:
Entrance Hallway
Sitting Room
Dining Room
Breakfasting Kitchen
Utility Room
WC

First Floor:

Principal Bedroom with En-Suite Shower Room
Two Further Bedrooms
Dressing Room/Study/Bedroom Four
Family Bathroom

Outside:

South facing garden with patio terrace
Courtyard garden with summerhouse
Off street parking



Location

Situated in the Yarrow Valley, enjoying a peaceful rural setting with beautiful walks on the doorstep and stunning panoramic views of the surrounding countryside. Located approximately 11 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 from Selkirk) and Galashiels (approx 6 miles from Selkirk). 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 carpets and floorcoverings, blinds, kitchen fittings and bathroom fittings.

Services

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

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D

EPC

C



Interested in this property? Call 01750 723868

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

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



SkyReel
MEDIA



1 Ladhope Steading, Yarrow, Selkirk TD7 5NE

Gross internal area: 221 sqm / 2378.8 sqft

Measurement point

Indicates area of Limited Use Space



This information is for the use of the buyer only. It is not a guarantee of the accuracy of the information. The buyer should verify the information with their own measurements and/or a professional surveyor. The seller does not warrant the accuracy of the information.

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.