

SELKIRK

THE CART HOUSE  
NEWBURGH FARM STEADING  
TD7 5HS



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EPC RATING: C

OFFERS OVER £500,000





## SUPERB, SPACIOUS SIX BED STEADING CONVERSION IN OUTSTANDING RURAL LOCATION

### Superb, Spacious Six Bed Steading Conversion in Outstanding Rural Location

Set against the rolling hills of the picturesque Ettrick Valley in an Area of Outstanding National Beauty, this tastefully developed two storey property would make an ideal large family home. With enviable entertaining space, two garages, a private garden and all the rooms overlooking a pretty courtyard, this beautiful bright property is ready to move into with modern kitchen & bathroom fittings, floor to ceiling windows on the ground floor letting in lots of light and flexible accommodation. There is great local shopping available from numerous nearby border towns providing for all your everyday needs and, being situated only 13 miles from Selkirk, this is prime commuter belt having excellent road links to the City of Edinburgh.

#### AREA

The Ettrick Valley is a rural location approximately 13 miles from The Royal & Ancient Burgh of Selkirk, lying within the prime catchment of the central Borders. This is a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. Selkirk provides a good range of hotels, bars & shops catering to all your everyday needs, with a wider range of amenities available in Hawick & Galashiels. The town also provides a wide range of sporting facilities including rugby, football, swimming, tennis & golf. This area makes an ideal spot for commuters who wish to live away from the hustle & bustle of city life but with good road links both North & South. There is also access to Waverley Edinburgh via the Borders Railway from Galashiels.

#### DIRECTIONS

What3words - ///next.unstated.glaze

#### GARDEN

Large sunny private garden mainly laid to lawn with shingle borders & outstanding countryside views

#### PARKING

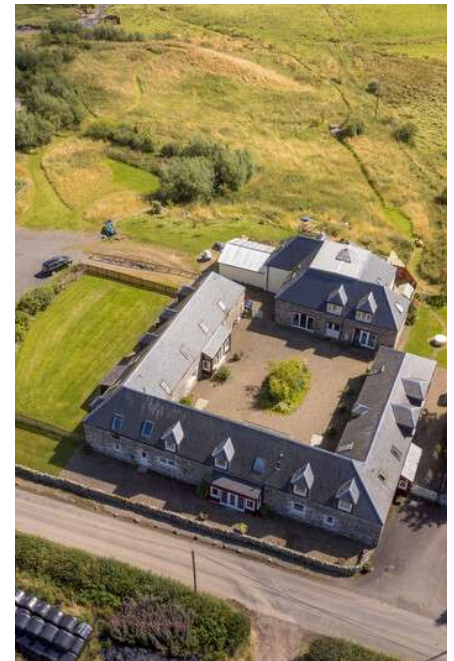
Double garage & two parking spaces

#### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, dishwasher, freestanding fridge freezer, washing machine and tumble dryer are included in the sale.

#### HOME REPORT VALUATION

£500,000





## PROPERTY DESCRIPTION

- Vestibule leading to open hallway with handy storage cupboards & contemporary staircase
- Spacious triple aspect family room/kitchen with excellent range of light wood units & appliances, an island, French doors leading to the private garden and a snug area, perfect for sitting and relaxing looking out over the courtyard
- Utility room with direct access outside
- Formal dining area – ideal for entertaining
- Bright & expansive dual aspect grand sitting room with French doors connecting you to both the garden & courtyard
- Two downstairs double bedrooms which could equally be used as study spaces
- Downstairs shower room with quadrant shower, sink & wc
- Principal bedroom suite upstairs with dressing room & ensuite shower room with bath, shower cubicle, sink & wc
- Large dual aspect double bedroom 2 with ensuite bathroom with bath, sink & wc
- Three further double bedrooms upstairs
- Family shower room with shower cubicle, sink & wc
- Oil fired central heating
- UPVC double glazed windows and doors
- All rooms overlooking the communal courtyard area which has been planted up with pretty shrubs & flowers
- Linked smoke & heat alarms

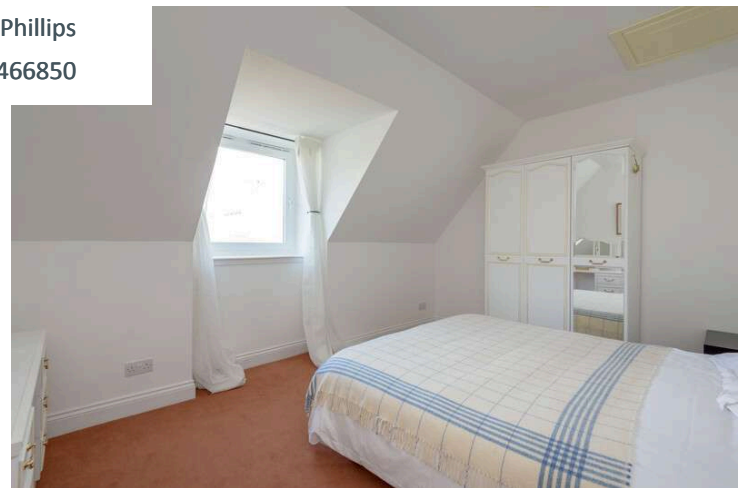
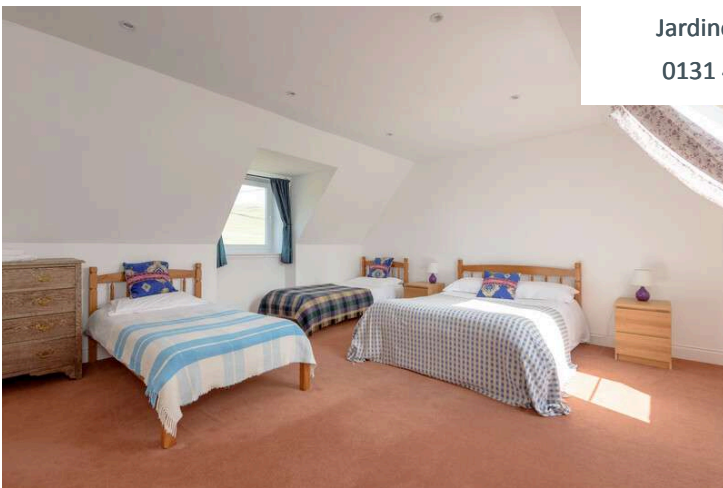


## VIEWING

By appointment

Jardine Phillips

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Sitting room 27'5 x 23'5 (8.36 x 7.14m)

Family room/kitchen 29'3 x 15'5 (8.92 x 4.70m)

Dining room 15'7 x 11'4 (4.75 x 3.45m)

Principal bedroom 15'1 x 15' (4.60 x 4.57m)

Bedroom 2 16'6 x 15'6 (5.03 x 4.72m)

Bedroom 3 13'6 x 10'2 (4.11 x 3.10m)

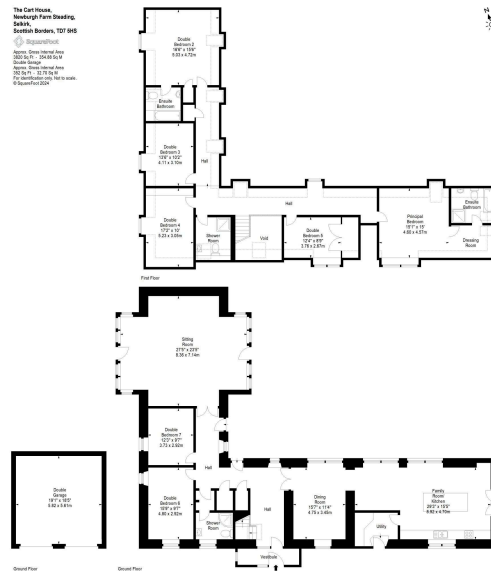
Bedroom 4 17'2 x 10' (5.23 x 3.05m)

Bedroom 5 12'4 x 8'9 (3.76 x 2.67m)

Bedroom 6 15'9 x 9'7 (4.80 x 9.92m)

Office 12'3 x 9'7 (3.73 x 2.92m)

Double Garage 19'1 x 18'5 (5.82 x 5.61m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.