

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Gair House, Ettrick Valley, Selkirk,

TD7 5HZ

Offers Over £410,000



Brought to the market in outstanding condition, Gair House, Ettrick Valley is the embodiment of luxurious country living while sporting an approximate 2.5 acres of ground. Built approximately 260 years ago, Gair House has very recently undergone substantial eco conscious refurbishment and modernisation and should therefore appeal to those who are looking for a turnkey investment.



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GROUND FLOOR

Entrance hallway, living room, dining room/office, dining kitchen, pantry, utility room, WC and bedroom one/lounge

FIRST FLOOR

Landing, bedrooms two and three as well as the family bathroom

EXTERNAL

Surrounding, enclosed garden grounds which are mainly laid to lawn with beautiful seating areas as well as a designated hot tub spot. A further 2.5 acres of ground which would be perfect for those with an interest in equestrian pursuits.



Situation:

In a rural location, approximately 18 miles from both Selkirk and Hawick. Selkirk which lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. Selkirk provides a good range of hotels, bars and shops catering well for every day needs, with a wider range of retail outlets in both Hawick and Galashiels. The town also offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. The relative ease of access to Edinburgh is leading to this becoming an area of real attraction to the commuter who wishes to live outwith the hustle and bustle of city life. With good road links both north and south, Selkirk is very well placed for commuters.

Description:

Brought to the market in outstanding condition, Gair House, Etrick Valley is the embodiment of luxurious country living. Built approximately 260 years ago, Gair House has very recently undergone substantial eco conscious refurbishment and modernisation and should therefore appeal to those who are looking for a turnkey investment. The two-storey detached family home now boasts an incredibly versatile layout which consists of a rustic style lounge and dining room/office, dining kitchen, pantry, three well-proportioned bedrooms, utility room, bathroom with free-standing bathtub and integrated Bluetooth speakers as well as an additional WC. Externally, Gair House sports extensive garden grounds, which surround the property and extend to an approximate 2.5 acres. The immediate grounds are mostly laid to lawn and offer beautiful seating areas as well as the hot tub area at the rear – fully equipped with an external waterfall shower and outdoor lighting - with the further grounds being perfect for those interested in equestrian pursuits. Viewings come highly recommended on this unique and rarely available home.

Fixtures and Fittings:

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

Services:

The property is provided with a full central heating system, served by a back boiler connected to the solid fuel stove in the living room and serving radiators throughout.

Mains electricity as well as 4Kw array of photovoltaic panels within the grounds of the property, connected to a feed in tariff. With average annual return of £1500.

The property is connected to a private water supply, to a spring and holding tank within the boundaries of the property. Filtration treatment is provided within the property.

Drainage is provided by a private septic tank, within the boundaries of the property.

EPC:

D

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Viewing:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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Approximate Gross Internal Area
142.3 sq m / 1532 sq ft

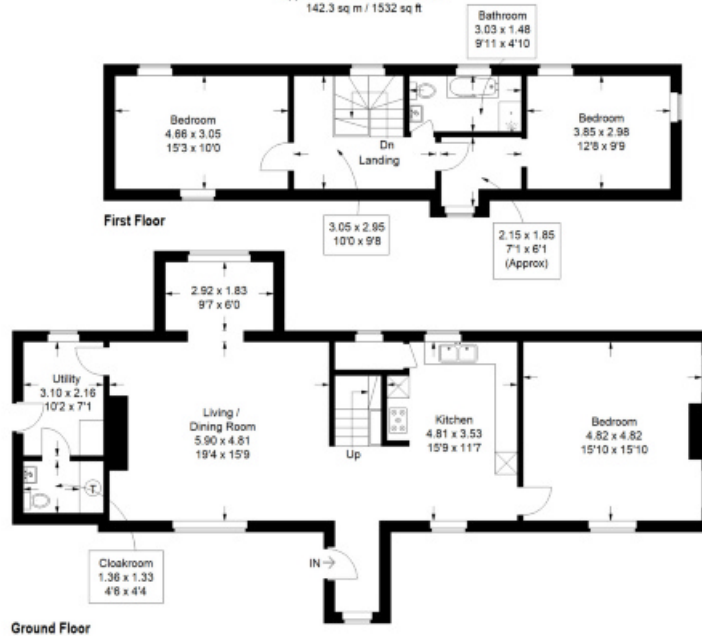


Illustration for identification purposes only, measurements are approximate, not to scale.
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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Jedburgh, Tel 01835 863 202
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Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

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.