

**Selkirk**

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SOLICITORS & ESTATE AGENTS

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## Alewater House

Ashkirk, Selkirk, TD7 4NY

**Offers Over £495,000**



\*£30,000 below Home Report Valuation\* Alewater House is a stunning detached dwellinghouse located in the picturesque village of Ashkirk. A truly unique property set within beautiful garden grounds, boasting panoramic views over the spectacular Borders countryside and presented in immaculate condition, it is a fabulous addition to the market. The property has been cleverly designed with the large sitting room on the first floor making the most of the beautiful scenery. Providing generous living and sleeping accommodation, this is an ideal family home with gorgeous landscaped gardens and a woodland area. In addition, the property also has the benefit of a Norwegian Log Cabin which is currently used as a home office but could fulfil a variety of purposes. Early viewing of this lovely property is recommended to avoid disappointment.





# Alewater House

Ashkirk, Selkirk, TD7 4NY

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Ground Floor  
 Entrance Hall  
 Dining Kitchen  
 Snug/Conservatory  
 Double Bedroom  
 Study/Bedroom  
 Shower Room  
 Utility Room  
 Boot Room

First Floor  
 Large Sitting Room  
 Conservatory  
 Master Bedroom with en-suite  
 2 Further Bedrooms  
 Bathroom

Outside  
 Attractive Garden Grounds with Woodland Area  
 Garage  
 Car Port  
 Large Shed/Workshop  
 Norwegian Log Cabin  
 Ample Parking





### Location

Set in the peaceful village of Ashkirk. The village has a restaurant and popular golf course and is positioned between the two Borders towns of Hawick and Selkirk. 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 outwith the hustle and bustle of city life. The nearest town of Selkirk provides a good range of recreational and education facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider range of major retail outlets can be found in both Hawick and Galashiels. 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.

### Services

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

### Fixtures and Fittings

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

### EPC

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

F

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