

Selkirk

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Pine Lodge, Ettrickbridge, Selkirk, TD7 5HW

Offers Over £695,000



Pine Lodge is a delightful family home occupying a peaceful and extremely private position in the Ettrick Valley, approximately two miles from the pretty village of Ettrickbridge. Extending to over 320m² and built over two floors, the accommodation is extremely versatile with many of the rooms benefitting from wonderful views over the surrounding countryside. The ground floor comprises living room, entrance hall/study, kitchen/dining room, second hall, and WC, while an annexe to the rear has a separate entrance and a double bedroom, utility room, kitchen, and shower room making this a superb opportunity for income potential or as self contained accommodation. The first floor features two double bedrooms with ensuite, a further double bedroom, twin bedroom, two single bedrooms, and a family bathroom. One of the main bedrooms also has a dressing room, while three of the bedrooms have access to a balcony.

Externally, the property sits in approximately seven and a half acres of land and features front and rear gardens, driveway with large parking area, walled garden, fishing rights, a newly built detached garage and a converted barn.



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Ground Floor:
Entrance Hall
Sitting Room with double patio doors to the rear
Large Dining Kitchen
Second Hall/Study
Downstairs WC

Potential Annex with:
Hall
Sitting Room/Bedroom
Kitchen
Utility Room
Shower Room

First Floor:
Master Bedroom with Dressing Room & En-Suite
Large Double Bedroom with En-Suite
Four Further Bedrooms (3 with access to balcony)
Bathroom

Set in around 7.5 acres
Large Driveway
Detached Garage/Workshop
Various Outbuildings
Walled Garden



Location

Ettrickbridge is situated 7 miles from Selkirk. The village has a great community spirit and benefits from a village hall, primary school and the award winning Cross Keys Inn. Ettrickbridge is well placed for countryside walks and cycles. Selkirk lies 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 outwith the hustle and bustle of city life. The town 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 16 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 30 minutes by car.

Fixtures & Fittings

The sale shall include all carpets and floor coverings (where laid), light fittings, and the kitchen and bathroom fittings.

Services

Mains electricity. Private water supply with drainage to a septic tank. Oil fired central heating. Double Glazing.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

G

Entry

By mutual agreement



Interested in this property?
Call 01750 723868

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

Also At:
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