



2 Inner Huntly is a charming and very well-presented three-bedroom semi-detached house, set in an attractive rural position approximately six miles from the popular Borders Town of Selkirk.

Benefitting from lovely rural views it would make an ideal family home or a strong business opportunity, with the property currently being run as an Air B'n'B. The strong central location with the rail-link at Tweedbank, only twelve miles away and the A7 close at hand provides excellent accessibility.

Internally, the property benefits from three double bedrooms, a family bathroom, a sitting room, a dining kitchen, and a family room. There is a wood burning stove in the sitting room, and generous storage throughout.

Externally, there is private parking for two to three cars, with a garden which lies predominantly to the rear with lawn, patio and a backdrop of trees.

Edinburgh or Carlisle are easily accessible via the A7 as are most Border towns, and the rail-link from Tweedbank to Edinburgh, is approximately twelve miles away.

Galashiels 12 miles. Edinburgh 52 miles. Selkirk 6 miles. Tweedbank 12 miles.

(All mileage is approximate)

Location:

2 Inner Huntly occupies an idyllic situation only a mile and a half from the rural village of Ettrickbridge, which is steeped in history and blessed with stunning scenery. Amenities include a village inn, village hall, tennis court and a playing field. Located only six miles away is the popular market town of Selkirk, situated on the banks of the Ettrick Water. With a range of independent shops, hotels and pubs plus a small supermarket, there is a popular delicatessen, and numerous places to eat. Local tourist attractions include Bowhill House and Country Park with adventure playground, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose. Local sports teams include Selkirk Rugby Football Club and Selkirk Cricket Club and there is also a swimming pool, and a nine-hole golf course within the town. Local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. The catchment for schools is the primary school in Ettrickbridge with secondary schooling in Selkirk. There is a doctor's surgery in Selkirk with the Borders General Hospital, the largest hospital in the Scottish Borders only eight miles away, on the fringes of Melrose.

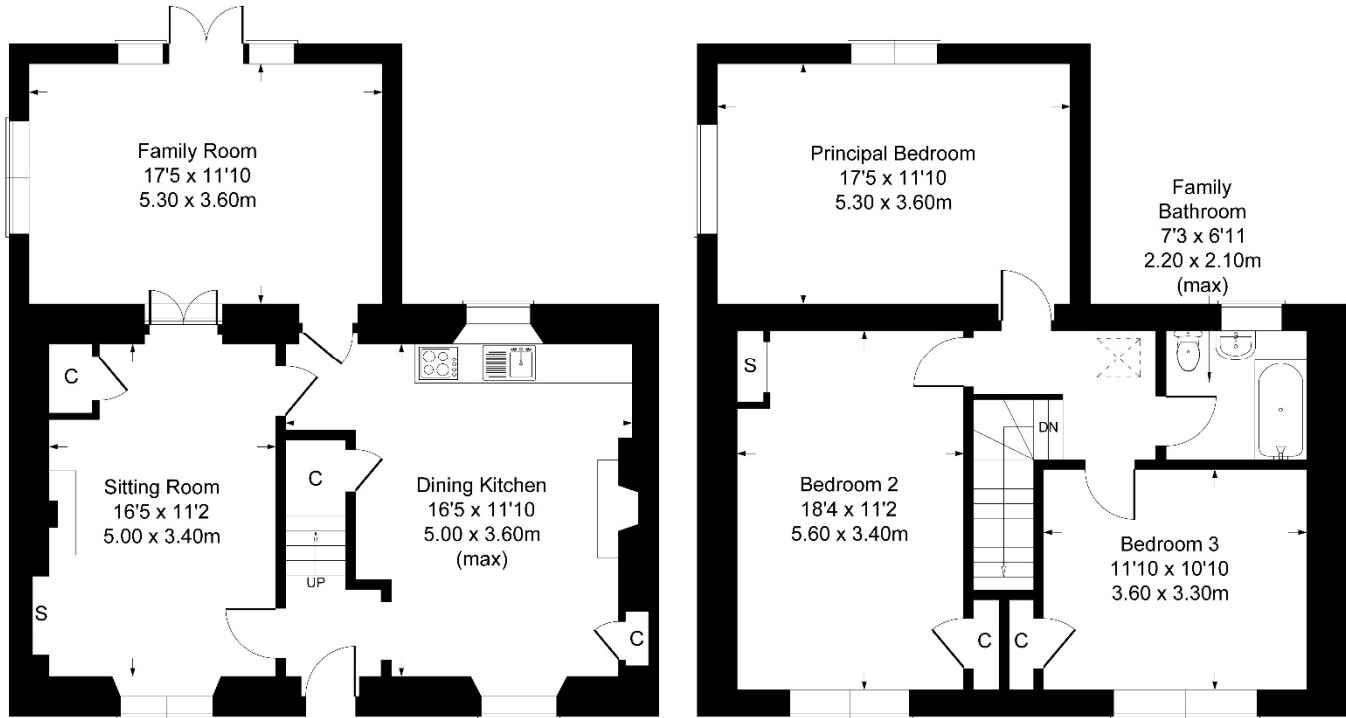
Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank both of which are approximately seven miles away. There is also a bus service, which passes through the town, which runs from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns.

Edinburgh International Airport offers an excellent choice of destinations and is approximately 47 miles away, as does Newcastle International Airport which is 67.5 miles away.



2 Inner Huntly, Ettrickbridge, Selkirk TD7 5HL

Approximate Gross Internal Area
1480 sq ft - 137 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD7 5HL
Coming from Edinburgh (North) take the A7 South into Selkirk.

As you enter the town centre turn right onto West Port (A707) and follow this road until you reach a left turn onto B7009 signposted Ettrickbridge. Continue on this road for approximately five miles. 2 Inner Huntly is approximately one mile or so before Ettrickbridge, and sits on your right-hand side.

Coming from Hawick (South) take the A7 North into Selkirk. As you enter the town centre, turn left onto West Port (A707) and follow this road until you reach a left turn onto B7009 signposted Ettrickbridge. Continue on this road for approximately five miles. 2 Inner Huntly is approximately one mile or so before Ettrickbridge, and sits on your right-hand side.

FURTHER INFORMATION:**Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, oil fired central heating, private water supply (shared), septic tank drainage (shared), telephone and broadband

Outgoings:

Council Tax Band Category: C

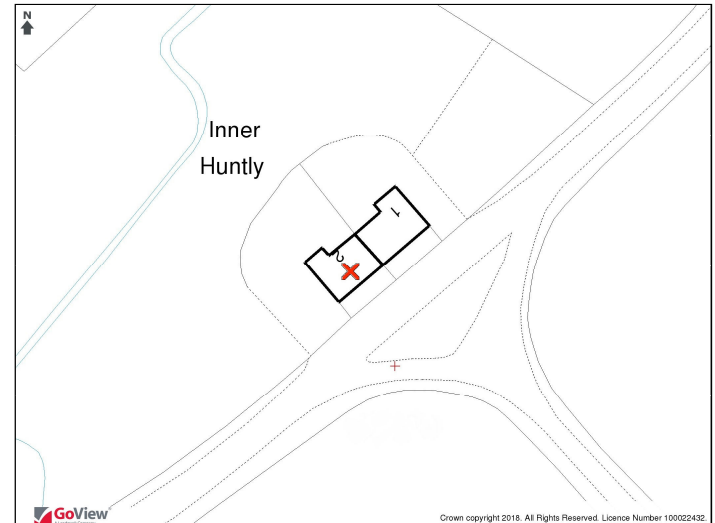
EPC Rating:

Current EPC: E53

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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