



The New House is a deceptively spacious and well-appointed four/five-bedroom detached house with superb views. Situated in the charming village of Midlem, only four and a half miles from Selkirk, the property offers flexible family living throughout.

Lying seven and a half miles from Tweedbank where the new Borders Railway runs to Edinburgh, plus the A7 road link at Selkirk there is excellent access to Edinburgh, Carlisle and other Border towns.

Internally, the property comprises four main bedrooms, an ensuite shower room, a family shower room, a sitting room, a family room/bedroom five, a dining room, a breakfasting kitchen, a utility room and a downstairs wc. A particular feature is the balcony, accessed from the principal bedroom with excellent views over the garden and beyond.

Externally, there is driveway parking for several cars, and the most charming garden to the rear which is spacious, with raised lawn, pathways and areas to sit out. A generous space there is also a garden shed and views across the fields at the back.

The property is situated in a very accessible and popular location in the Central Scottish Borders and should be viewed to be appreciated.

Edinburgh 45.5 miles Tweedbank 7.5 miles Melrose 7 miles St. Boswells 7 miles Selkirk 4.5 miles

(All distances are approximate)

Location:

The New House is situated in the attractive rural village of Midlem, which lies in the heart of the Central Scottish Borders approximately four and a half miles to the East of the popular market town of Selkirk. Selkirk, which is situated on the banks of the Ettrick Water, has a range of independent shops, hotels and pubs plus a small supermarket, with a popular delicatessen, and numerous places to eat. Local tourist attractions include Bowhill House and Country Park, 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. There is primary schooling at Lilliesleaf and secondary schooling at Selkirk High School as well as a doctor's surgery in Selkirk. The Borders General Hospital, the largest hospital in the Scottish Borders is only seven miles away, on the fringes of Melrose.

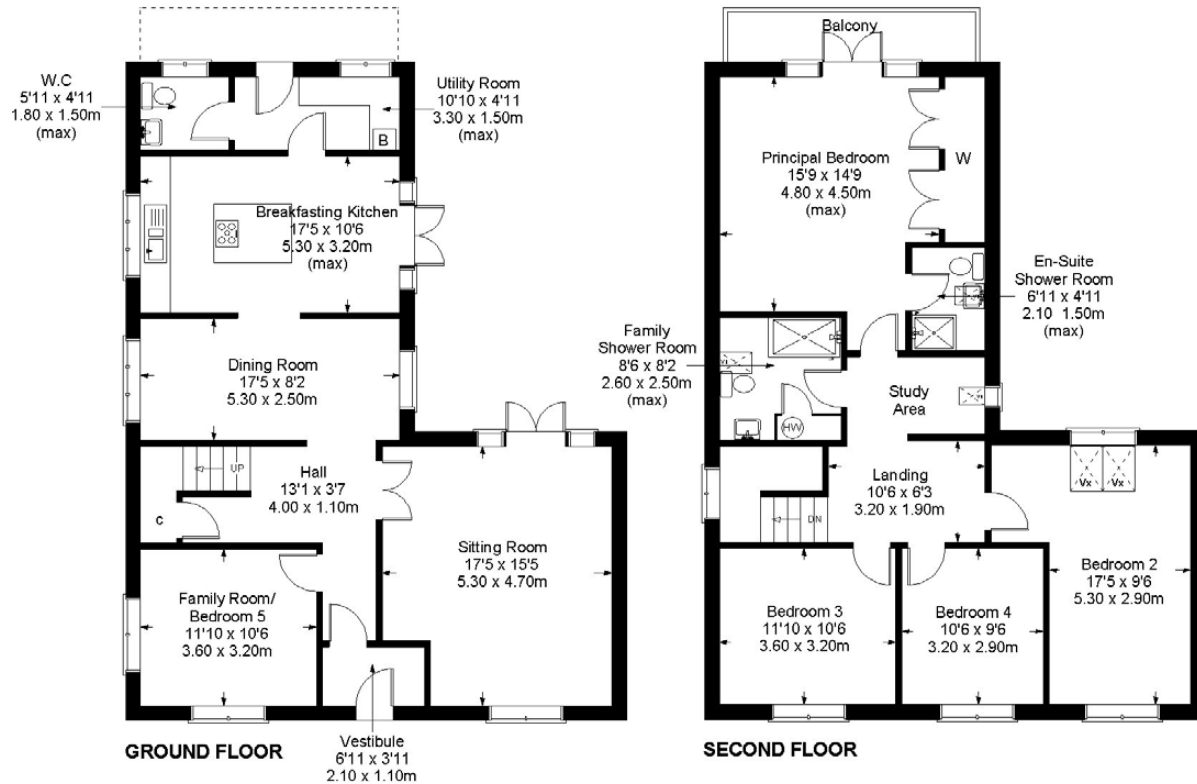
Midlem sits in an easily accessible area and can be reached by the A7 or A68, both of which run through the region and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank both of which are approximately seven and a half miles away. There is also a bus service, which passes through the area, 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.



The New House, Midlem, Near Selkirk TD7 4QD

Approximate Gross Internal Area
1,981 sq ft - 184 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



DIRECTIONS:

For those with satellite navigation the postcode is: TD7 4QD

Coming from the A7 at Selkirk turn onto the A699 and continue on this road for approximately 3.5 miles. Turn right onto the B6453 signposted Midlem. On entering Midlem continue through the village and on passing the green turn right at the bottom and immediately left into a small cul de sac. The New House sits on your right hand side.

Coming from the A68 at St. Boswells turn onto the A699 and continue on this road for approximately 5.5 miles. Turn left onto the B6453 signposted Midlem and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity, mains water, mains drainage, LPG gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

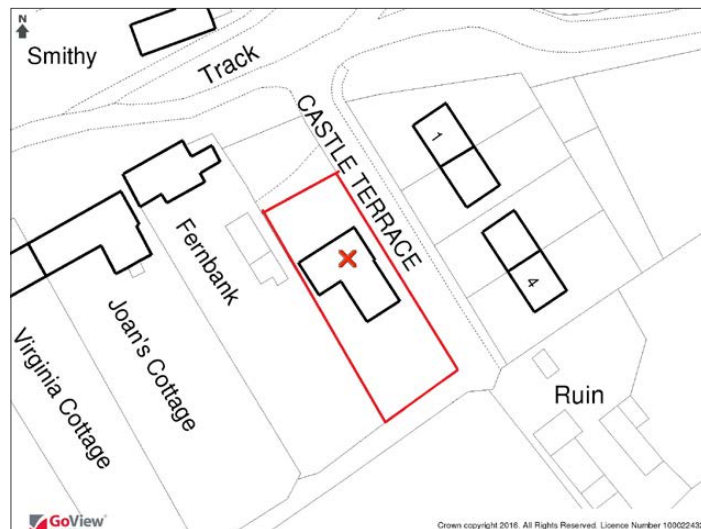
EPC Rating:

Current EPC: E51

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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