





Dairy Cottage is a delightful property, offering a wonderful family home which abounds with character and provides a wealth of readily adaptable accommodation. The property is set within an idyllic rural yet not isolated and readily accessible location upon approx. 1.6 acres of thoughtfully planned grounds, encompassing two small paddocks and a two bay stable block. Originally dating back to around 1907, the house was extended in the 1970's and subsequently further altered and transformed, to an exacting standard, in 2007 by the current owner. For those with an extended family or who wish to generate income potential, Dairy Cottage is an ideal prospect, as the property incorporates an annexe which can be accessed from the house, but also has its own private front door entrance, and has been used successfully as Holiday Let. For the home worker yearning for a tranquil country lifestyle, a room above the garage makes for a perfect home office, or alternatively a well placed den/rumpus room, ideal for teenagers.

The property enjoys some wonderful pastoral views and is situated in easy reach of both Selkirk, which provides a good range of amenities, and the much sought after Abbey town of Melrose, which offers a superb selection of quality one-off shops, bars, hotels and restaurants. The main road links into Scotland via either the A68 or A7 are both within a few minutes drive, with Edinburgh city centre accessible in an hour by train from Tweedbank, which offers free parking and is around a fifteen minute drive away.

The accommodation comprises:- Ground Floor. Vestibule, Spacious Reception Hall, Sitting Room, Dining Room, Dining Kitchen, Sun Room, Utility Area, Shower Room. First Floor:- Library Landing, 3 Spacious Double Bedrooms (principal with dressing area and en-suite bathroom), Shower Room. The annexe provides an open plan Sitting Room/Kitchen, Bedroom, Bathroom and Utility. There is also a very useful room set above the integral garage which could suit a number of uses. Generous storage throughout. The windows are double glazed and there is oil fired central heating.

Externally a large driveway, with ample parking space and circular turning point, leads into the beautiful garden grounds, which include areas of woodland and have been divided up into several individual sections, which meander all round the property. There is an abundance of parking space in addition to the garage, plus potential for a 3 bay garage with accommodation above. Set to the side, giving easy access to the two small paddocks which are split by a ha-ha, there is an area which houses a two bay stable block as well as a large barn. Garden storage and work areas are well catered for by several timber sheds and log storage areas.

In order to fully grasp all this beautiful home has to offer, early viewing is strongly advised.

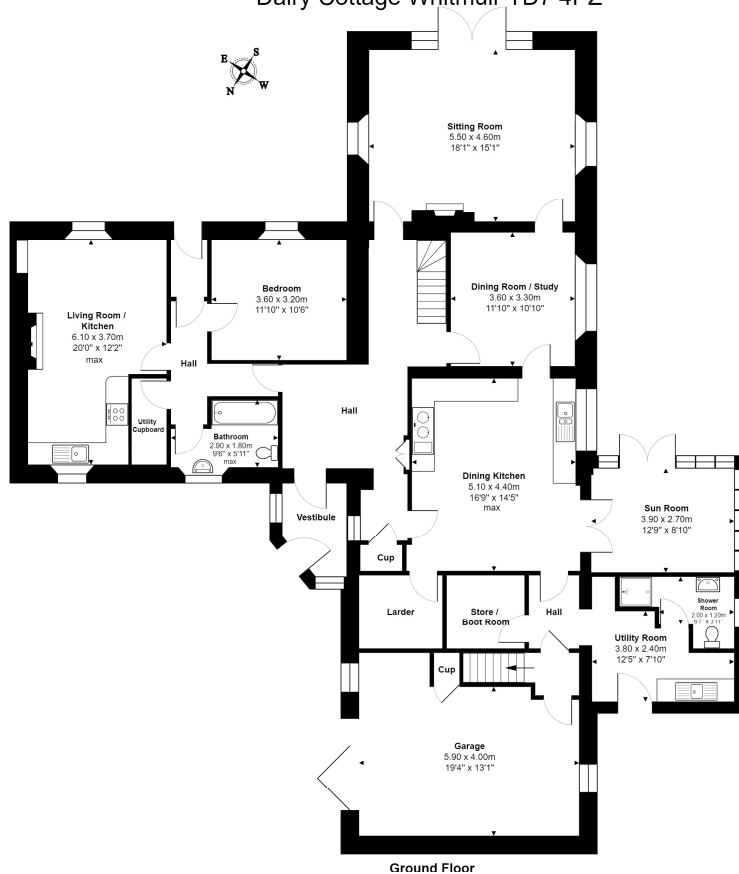
Edinburgh 46 miles. Tweedbank 9 miles. Melrose 8 miles. Selkirk 3.5 miles. Hawick 13 miles.

(All distances are approximate)

LOCATION:

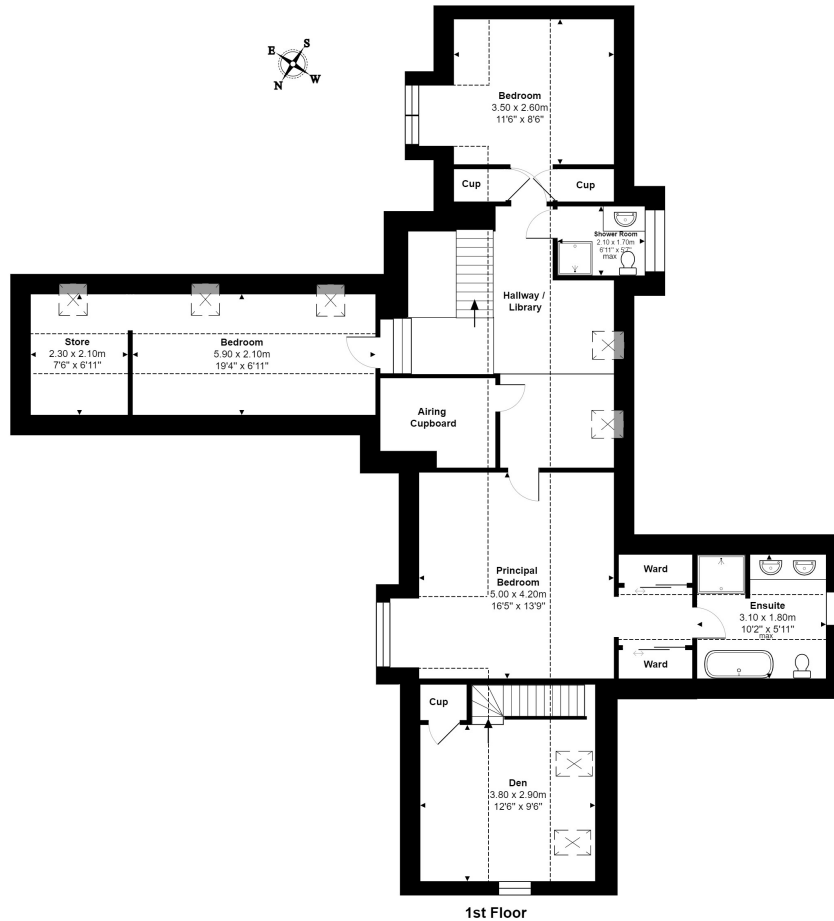
The popular market town of Selkirk is situated on the banks of the Ettrick Water and offers a range of independent shops, hotels and pubs, a doctor's surgery and dentist, plus both primary and secondary schooling. Local tourist attractions include Bowhill House and Country Park, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre. Selkirk also has a swimming pool, nine-hole golf course, rugby and cricket clubs. Local festivals include the historic Common Riding 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, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. The Borders General Hospital, the largest hospital in the Scottish Borders is only 7.5 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 runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank both of which are under nine miles away. There is also a bus service, which passes through the town, and along the A7, 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 46 miles from Selkirk.

Dairy Cottage Whitmuir TD7 4PZ



FOR ILLUSTRATIVE PURPOSES ONLY
(Room sizes exclude areas of restricted height)

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Directions:

For those with Satellite Navigation the post code is: TD7 4PZ

This will bring you close but not exactly to the house.

Travelling northbound on the A7, turn right before you enter Selkirk, just before the garage, onto the A699. Follow this road along for a few miles until you come to a turning on the right for Whitmuir. Follow the road down to the bottom, then turn right at the road end and then left where there is a visible signpost for Dairy Cottage on the first corner. Travelling southbound on the A68, turn right onto the A699 just past the garage in St Boswells, then follow the road until the turning on the left for Whitmuir and continue as above.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity and water. Private drainage. Oil fired central heating. Double glazing. Telephone and broadband.

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: D57

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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