



**6 The Glebe is a very comfortably proportioned 3 bedroomed detached bungalow, which has been improved upon to a high standard by the current owners both inside and out. The kitchen and shower room have been refurbished to great effect, doors replaced with oak and quality Karndean flooring features in the sitting room; extending through to the lovely dining kitchen which has solid wood units, oak worktops and an electric range style stove. Forming part of a small cul-de-sac development, the house enjoys superb views over the stunning surrounding countryside, and has mature gardens to front, side and rear, which enjoy excellent privacy and include a small pond along with several sitting areas.**

**For those seeking a semi rural yet readily accessible location, Ashkirk fits the bill very well. It is a charming little village which sits just off the A7, bringing many surrounding towns and villages as well as several major employers, along with rail travel, into easy reach. The village enjoys an active community life and for the keen golfer there is a popular golf course and clubhouse just a short distance away at The Woll.**

**The comfortably proportioned but easily kept accommodation consists of:- entrance hall, sitting room with log burner, open plan kitchen/diner, utility room accessing garden, 3 bedrooms (one currently adopted for use as a study – great as a bright craft room), shower room. Good storage space, including a partly floored attic. ‘Haverland’ electric heating, with individual timers and thermostats. Full double glazing.**

**Fronted by an attractive drystone wall, the front garden is laid in the main with bark and includes a selection of easily kept shrubs. The very private garden running along the rear is slightly tiered, with a rockery, a gravelled pathway wide enough for a little table and chairs, area of lawn and barked beds, ideal for planting vegetables. To the side there is a sunny grassy section, also extremely private, giving more sitting/dining areas and featuring a little pond. The driveway can accommodate two cars and leads to a single garage, which has light and power, providing secure parking.**

**Edinburgh 51 miles. Selkirk 5 miles. Hawick 6.5 miles. Galashiels 11 miles.  
(All distances are approximate)**

#### **LOCATION:**

**6 The Glebe is situated within a small cul-de-sac and enjoys excellent views over the countryside which surrounds the village. Ashkirk, which lies just off the A7 five miles from Selkirk and just under six and a half miles from Hawick, a great location which brings travel both North and Southbound into easy reach. There is also a bus service, which stops on the A7, running from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns. 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, which has free parking, both around eleven and a half miles away.**

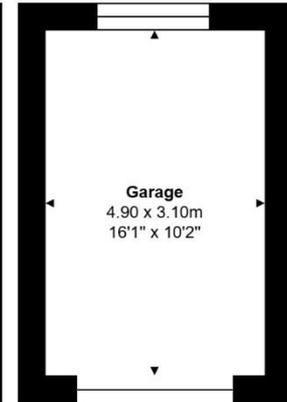
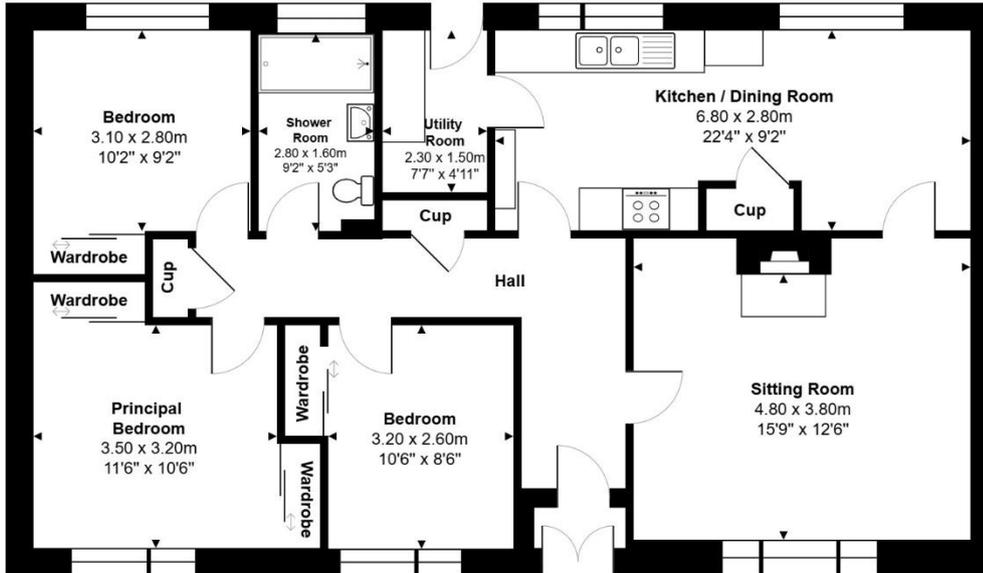
**Hawick has a very good range of major supermarkets, whilst Selkirk, the closest town, provides a selection of independent shops, plus a modern Co-Op supermarket, popular delicatessen, hotels and several eateries. Local tourist attractions in the area include Bowhill House and Country Park, Ian Stark 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 in the town. There are also a variety of outdoor pursuits in the area that include fishing on the River Etrick and River Tweed, fieldsports, horse riding, lawn bowling, mountain biking, and a selection of walks in Selkirk and the surrounding countryside.**





## 6 The Glebe Ashkirk TD7 4PJ

Approximate Gross Internal Floor Area: 99.8 m<sup>2</sup> ... 1075 ft<sup>2</sup> (excluding garage)



**Garage**  
Approximate Area: 15.7 m<sup>2</sup> ... 169 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



### **DIRECTIONS:**

For those with satellite navigation the postcode is: TD7 4PJ  
From Selkirk take the A7 South towards Hawick. On reaching the turn-off for Ashkirk turn right into the village, then keep left at The Smiddy. Follow the road along, taking the first available turning on the right into The Glebe. Number 6 sits on the right towards the top end of the cul-de-sac.  
From Hawick take the A7 North for Selkirk. On reaching the turn-off for Ashkirk (on the left) 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 and drainage, telephone and broadband. Full double glazing. Electric heating. Log burner in sitting room.

#### **Outgoings:**

Scottish Borders Council Tax Band Category: E

#### **EPC Rating:**

Current EPC: E49

#### **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.



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

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