



2 Ladhope Steading

Yarrow, Selkirk, TD7 5NE



Rarely Available Part-developed Property Set Within The Picturesque Yarrow Valley. Ideal Escape To The Country Property.

Open Plan Lounge/Dining/Kitchen, Two Double Bedrooms And Bathroom. Garden And Parking.



For those looking for a development opportunity, this rarely available part-developed property set within the picturesque Yarrow Valley is the ideal proposition. The location is an idyllic country retreat within easy reach of Peebles, Innerleithen, Selkirk and daily commuting distance to Edinburgh offering an opportunity to complete the internal lay out and external landscaping to provide country living ideal or an ideal holiday home.

2 Ladhope Steading is last remaining of four individual properties created within this traditional stone built steading development. The unit is part-developed with a new roof, is wind and water tight and ready to be finished off to the purchasers requirements. The accommodation is set on one level and has been architecturally designed with the focus on bringing the outdoors in. While the suggested internal lay out of the accommodation is adaptable, subject to the appropriate consents, it currently provides for an open plan lounge with French doors opening to the garden area to the front, two double bedrooms lying to either side, kitchen and bathroom. The property benefits from a parking area for two cars.

LOCATION

Situated at Yarrow Feus, the area is recognised in poetry, song and stories and is a firm favourite with those who appreciate the outdoors, in search of all the benefits of rural living and looking for a change of pace and scenery. There is no shortage of walks, cycle routes, horse trails and undiscovered countryside to explore, with local landmarks such as St Mary's loch close to hand. Yarrow Feus strikes an excellent balance with modern life being well connected just off the A708, allowing swift access to Selkirk, Innerleithen and Moffat a 30 minute drive away with connections to the M6 and just an hour to Edinburgh, making it an easily accessed yet uniquely remote country spot in the ever popular Yarrow Valley. There is even a local Inn "The Gordon Arms", with historic connections a famous 'howf' or meeting place well worth a visit with a reputation for good food and music. Selkirk, some 20 minutes drive, provides the usual amenities including a supermarket, medical centre, bank, post office and a variety of independent retailers and facilities. While rural, the Steading doesn't feel in anyway isolated, as the conversion comprises four unique properties, with further neighbours and good links to the local farming community. The steadings are centred around a charming inner courtyard with access for maintenance as well as a neat, easily maintained area of private garden with scope to add decking and take advantage of enviable far reaching views down the valley.

DIRECTIONS

Travelling through Selkirk, follow signs for Moffat on the A709 and continue for a further 10 miles. The steading can be seen across the river on your left, just before the primary school and Yarrow Fues Hall. Cross the Yarrow Water and follow the road along the banks to the steading approximately 300 yards beyond with a two car parking bay on the left.

KEY FEATURES

- Rarely Available Part Developed Property
- Unique Opportunity
- Idyllic Location in the Yarrow Valley

MEASUREMENTS

Lounge/Dining	5.29m x 4.60m (17'4" x 15'1")
Kitchen	2.85m x 3.21m (9'4" x 10'6")
Bathroom	1.88m x 2.66m (6'2" x 8'9")
Bedroom	3.24m x 4.60m (10'7" x 15'1")
Bedroom	3.20m x 4.60m (10'6" x 15'1")

Total Floor Area 772 sq.ft. (71.7 sq.m) approx

SERVICES

Mains water and electricity. Drainage to septic tank.

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225999 - lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.