



Woodburn Cottage

Heatherlie Park, Selkirk, TD7 5AL



3 bed



1 public



1 bath

Detached Three Bedroom Cottage Positioned
In The Grounds of the Former Woodburn Hotel
– Offering Potential For A Project.

Entrance Vestibule, Dining Kitchen, Living
Room, Timber Porch, Three Bedrooms
and Bathroom. Carport & Garden.



Woodburn Cottage sits in a gently elevated position, just off the town centre and set within the leafy grounds of the former Woodburn Hotel. A shared driveway extends to the property, and while the hotel itself awaits renovation from the new owners, the surrounding properties are beautifully maintained and there are lovely panoramic outlooks to be enjoyed across the town. The cottage would provide an excellent opportunity as a project for an investment or first time buyer, with the detached property hosting spacious public rooms on the ground floor, three well appointed bedrooms and an enclosed garden and parking bay.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the Borders rail connections with the opening of the Waverley Line stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

ACCOMMODATION

A driveway opens off Heatherlie Park, leading to the cottage sitting to the front of the former hotel. A useful car port opens to the side; with access following round to the rear and a courtyard style garden to the front finished with neat paving and extending to the front entrance. Internally the accommodation is well proportioned and bright, with the vestibule, ideal for coat and boot storage, leading to the dining kitchen; fitted with timber style base and wall units, sink and drainer, extraction hood and allowing plenty space for kitchen appliances and freestanding dining furnishings. There are double windows to the rear and useful in-built storage under the stairs. A further glazed door opens to the living room, which makes the most of its elevated position and the front aspect, with windows overlooking the drive and town below. A staircase from the kitchen provides access to the first floor bedrooms, with an external door at the half turn opening to the porch and garden. The three bedrooms are well appointed with in-built storage, with the shower room across the hall and fitted with freestanding shower unit, W/C and washhand basin.

MEASUREMENTS

See floor plan.

EXTERNAL

The garden is fully enclosed and hosts patio, lawn, parking and storage, with scope for further development.

SERVICES

Mains gas, electricity, water and drainage.

ADDITIONAL INFORMATION

All floor, wall coverings and appliances as viewed are included in the sale price.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Band D.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -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.