

HASTIN^{LEGAL}&S



Crawknowe

Ashkirk, TD7 4NU

Offers Over £325,000





The traditional stone-built property is full of character and enjoys a wonderful outlook over the private, landscaped gardens and countryside beyond. Set towards the edge of the village, the property offers a lovely sense of community while retaining a good degree of privacy.



CRAWKNOWE

This unique and charming home offers quintessential countryside living, while remaining surprisingly well connected to a range of amenities and nearby transport links, including the A7 and Rail Interchange at Galashiels.

A choice of public rooms on the ground floor provides a comfortable home for family living and entertaining. The living room enjoys a multi-fuel stove and a bright aspect over the garden, complemented by traditional Victorian shutters and surround. Across the hall, a second public room, which could be used as either a dining or living room, features another warming multi-fuel stove, with a modern shower room conveniently accessed from here. The kitchen includes a selection of modern cabinetry and space for appliances, with a connecting home office and rear hall.

A converted attic room extends from a fitted staircase off the rear hall and provides a superb additional space for a variety of uses, whether as a playroom, hobby space or indeed a bedroom. The further bedrooms are accessed from the front hall staircase, which opens to three comfortable bedrooms and a cloakroom/WC.

The garden is a wonderful complement to the accommodation, filled with mature planting and thoughtfully landscaped to provide a variety of points of interest and attractive seating areas. The property also benefits from private parking and a timber shed/workshop.

LOCATION

Nestled in glorious Border countryside, the village of Ashkirk is a natural choice for those in search of a lifestyle choice which combines the best of open countryside and village life - while still benefitting excellent connections to nearby amenities and transport links.

The village is located just off the A7; making it well situated with easy access to the main Borders towns and only a few minutes' drive from nearby towns Selkirk and Galashiels, with the Borders rail connection to Edinburgh providing easy access to Edinburgh.

Close to hand are The Woll Golf Course and Restaurant, with nearby golf driving range, riding stables, village hall and small country Church.

Ashkirk falls into the catchment area for the very highly regarded Primary School at Lilliesleaf and High School in Selkirk. A school bus service operates from the village with the main stop nearby.

The area is also well known for its wide variety of countryside walks, cycling, superb fishing and its excellent horse riding country surrounded by rolling hills close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders.

HIGHLIGHTS

- Ideal Family Accommodation
- Flexible Living Space
- Large Garden
- Attic Conversion – ideal as separate work space
- Village Life with Countryside Outlooks

ADDITIONAL INFORMATION

The fitted carpets, floor coverings, blinds and integrated appliances are all included in the sale. The gross internal floor area is approximately 148 sq m or thereby.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band F.

VIEWING & HOME REPORT

View the virtual tour via our website www.hastingslegal.co.uk
Viewings strictly by appointment only, and through the selling agents Hastings Legal Selkirk – tel 01750 724 160 or email enq@hastingslegal.co.uk

PRICE & MARKETING POLICY

Offers over £325,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk. 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.

TENURE

Freehold

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.



