

An aerial photograph of a white stone house with a grey roof, situated in a lush green landscape. The house features a prominent chimney and several windows. A stone wall runs along the bottom of the property, and a wooden fence is visible in the foreground. The background is filled with dense green trees.

Galbraith

THE BROCKHILL
SELKIRK, SCOTTISH BORDERS



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Charming detached traditional rural cottage.

Selkirk 6.9 miles ■ Tweedbank/Borders Railway 12.5 miles
Edinburgh 41 miles

About 0.302 hectares (0.74 acres)

- 1/2 reception rooms, 3/4 bedrooms.
- Set in picturesque countryside with open south facing views.
- Paddock of about 1.53 ha (3.78 acres) by separate negotiation.
- Timber stable and tack room.
- Useful outside storage rooms.
- Oil fired central heating.

Galbraith

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A member of
OnTheMarket



SITUATION

The Brockhill, sitting on the banks of the Ettrick Water, lies in beautiful countryside about 7 Miles from Selkirk and across the river from the village of Ettrickbridge. The village, which has a pub as well as a primary school, offers a peaceful atmosphere and is surrounded by stunning countryside views. The Brockhill is ideally located for those looking for a quiet rural life, with miles of uninterrupted walking and country sports on the doorstep.

More widespread amenities are found in Selkirk. and here is home to a number of beautiful parks, gardens, golf course and swimming pool. There is also a selection of cafes, restaurants and pubs.

With a strong sense of community The Brockhill offers one of the most attractive places to live in the Borders.

DESCRIPTION

The Brockhill, which is the former Ghillie's home, is a pretty, traditional detached cottage dating from the late 1800s. Set about 2 Miles from the B7009 on a minor road to a private, shared track which leads to the property.

The cottage sits in an enviable south facing position and has a lovely sheltered garden to the west side of the property. Within the garden there is timber stabling and other storage.

To the front of the property is a 3.78 acre paddock which may offer the opportunity to graze horses or other livestock. This paddock is under separate negotiation through the Vendor.

ACCOMMODATION

Ground Floor:

Entrance hall, sitting room, kitchen, boot room, bedroom 3, study/bedroom 4, WC.

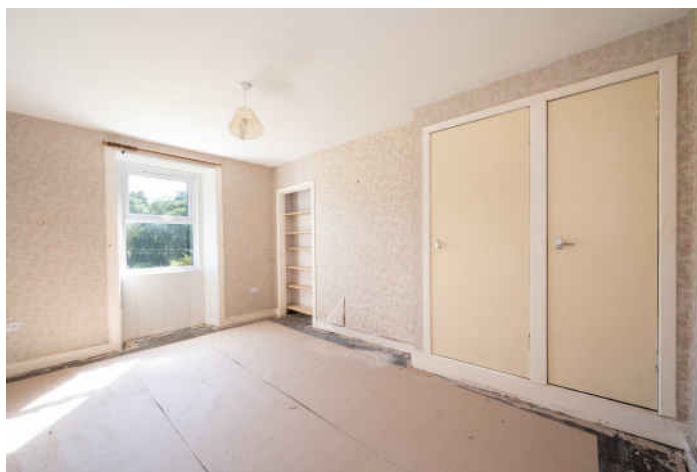
First Floor:

Landing, 2 bedrooms, bathroom (with WC, basin and bath with shower above).

GARDEN AND GROUNDS

The Brockhill is set in a generous plot with a lovely garden.

The 3.78 acre paddock to the front of The Brockhill is well fenced and gated, as well as being supplied with water through a field trough. Access is provided from the access track to the front of The Brockhill.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Private	Oil	Band D	F28

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: stops.vies.panoramic

POST CODE

TD7 5JH

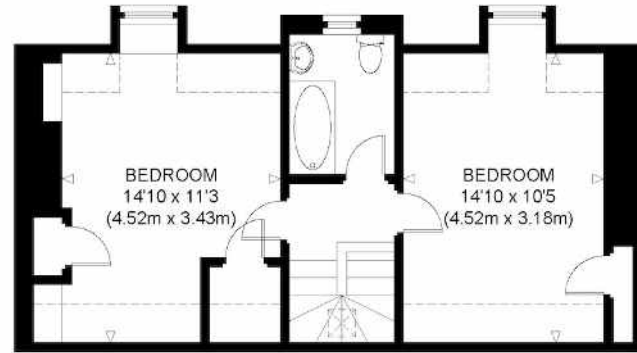
VIEWINGS

Strictly by appointment with the selling agents.

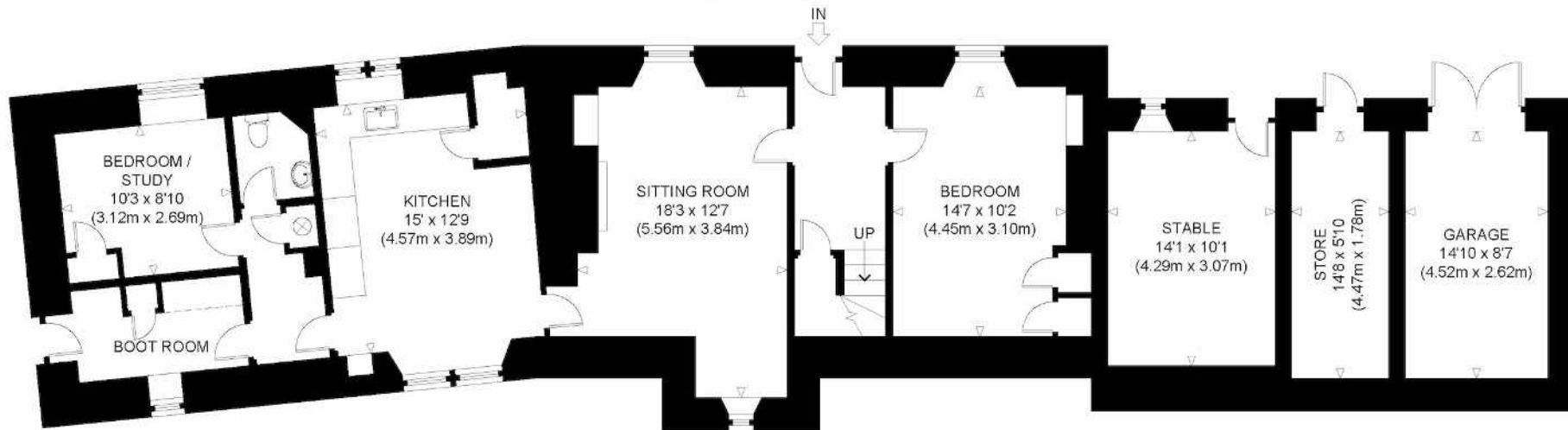
FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





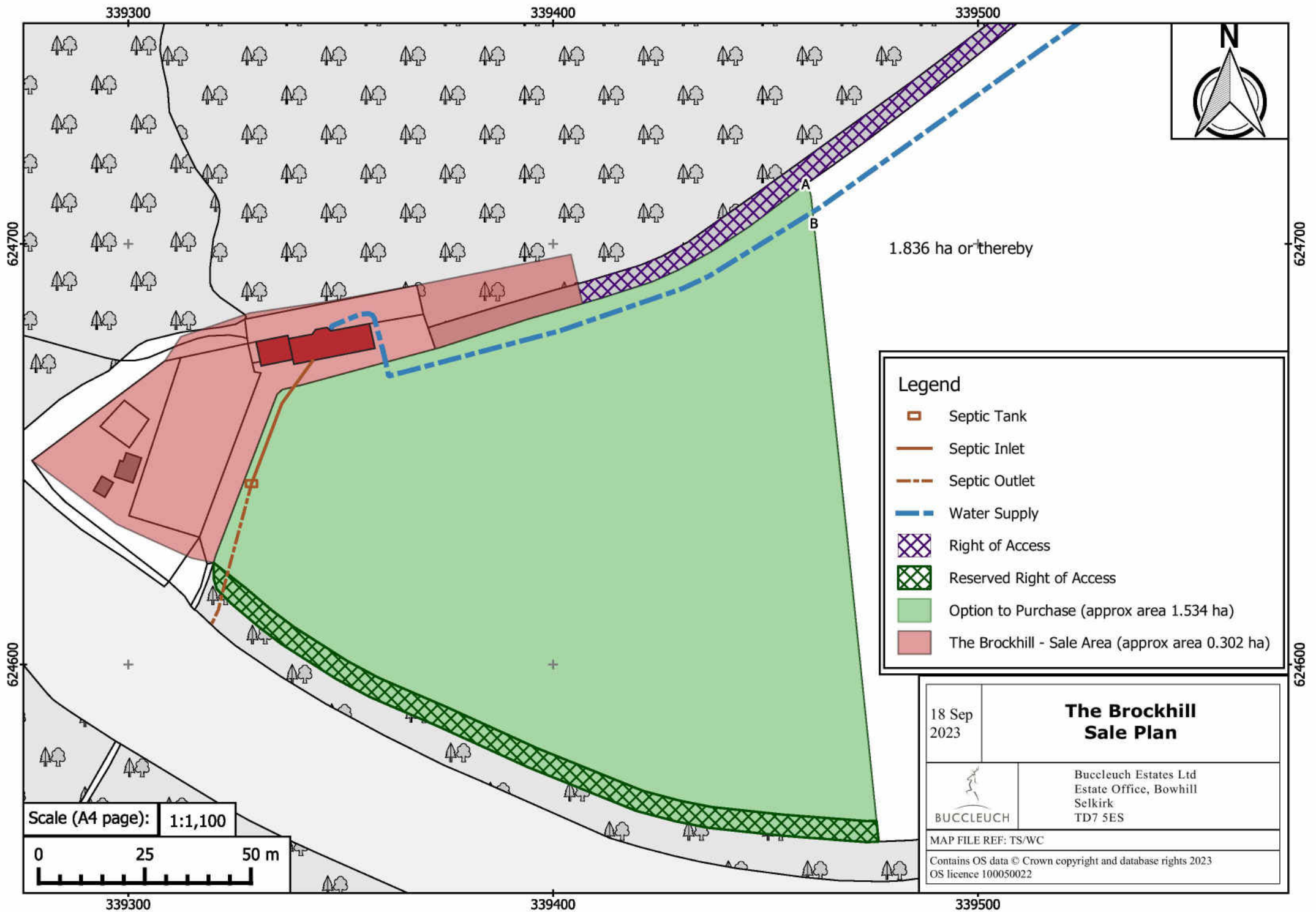
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 450 SQ FT / 41.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 965 SQ FT / 89.7 SQ M

THE BROCKHILL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1415 SQ FT / 131.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL STABLE / STORE / GARAGE AREA 396 SQ FT / 36.8 SQ M
TOTAL COMBINED FLOOR AREA 1811 SQ FT / 168.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023.



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