

2 HUTLERBURN COTTAGES
SELKIRK, SCOTTISH BORDERS





2 HUTLERBURN COTTAGES, SELKIRK, SCOTTISH BORDERS

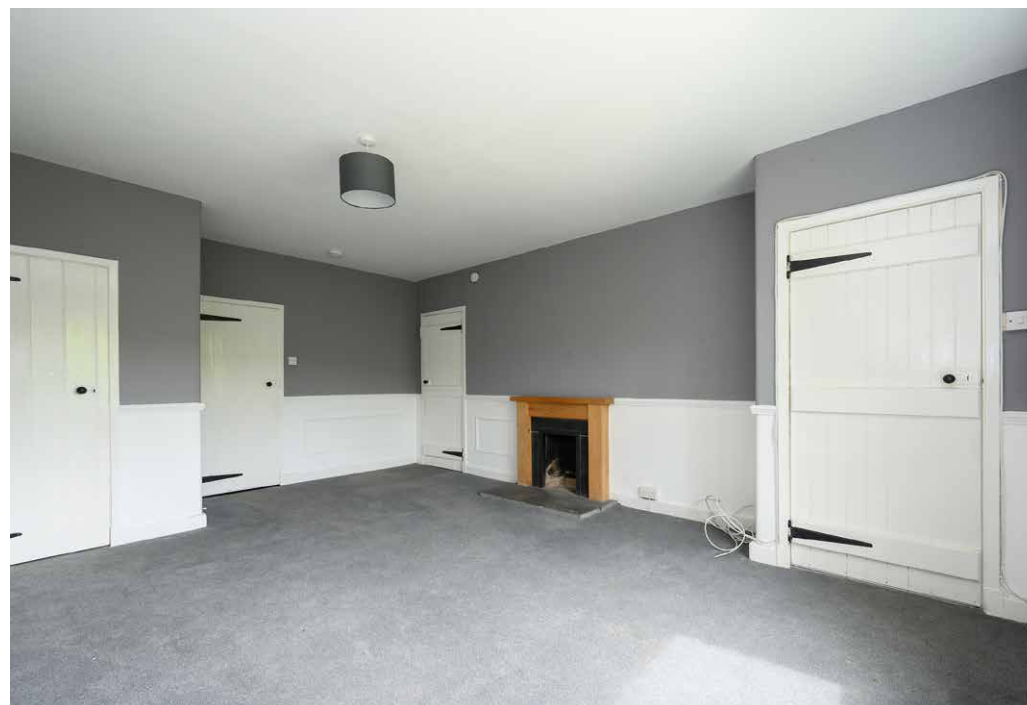
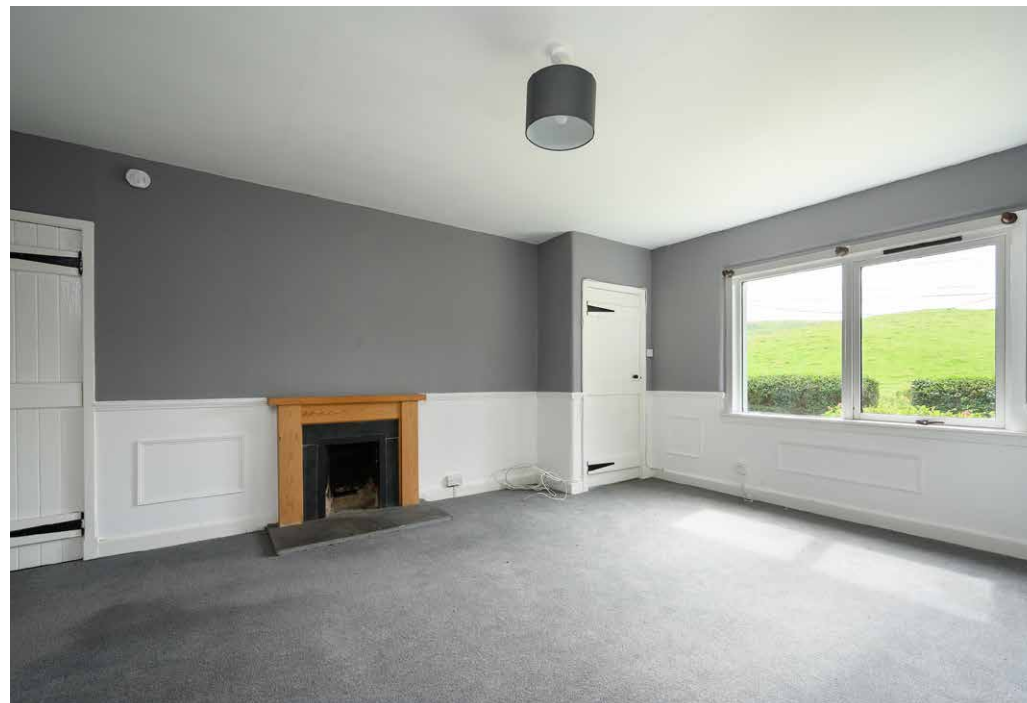
Charming semi-detached cottage situated in the peaceful countryside.

Selkirk 6 miles ■ Hawick 11 miles ■ Galashiels 11 miles ■ Edinburgh 46 miles

- 3 Double bedrooms.
- Private and peaceful location.
- Private driveway and garden.
- Bright and spacious accommodation.

Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com



SITUATION

2 Hutlerburn Cottages is located on the outskirts of Ettrickcbrige and only 6 miles from Selkirk. Ettrickbridge is a quaint village and is home to Kirkhope Primary School, Kirkhope village hall, football field, tennis court, children’s playground and The Cross Keys Inn. The fantastic property has easy access to the historic town of Selkirk. Selkirk provides a good range of hotels, bars and shops catering well for everyday needs, with a wider range of retail outlets in both Hawick and Galashiels.

DESCRIPTION

Nestled in the picturesque countryside, this charming semi-detached house offers a tranquil retreat from the hustle and bustle of city life. Boasting three spacious bedrooms, this property exudes warmth and comfort, making it the perfect family home. The bright and airy living spaces are ideal for both relaxing and entertaining, while the well-maintained garden provides a peaceful outdoor retreat. With off-street parking and a secluded location, this property offers privacy and convenience in equal measure. The period features add character and charm to the home, creating a welcoming and homely atmosphere. Enjoying the scenic views and quiet surroundings, making this property a truly special place to call home.

ACCOMMODATION

Ground Floor:
Entrance hallway, sitting room, kitchen, 3 double bedrooms and a bathroom.

Garden Grounds:
Private driveway, lawn, attached store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private (in the process of going onto mains)	Mains	Private (Shared)	Freehold	Oil	Band B	F	Available	Available

2 Hutlerburn Cottages is serviced by a septic tank which lies within the adjoining woodland and is accessed via The driveway within the sale area. The septic tank is also used by 1 Hutlerburn Cottages. The owner of 1 Hutlerburn Cottages will retain a right of access to the septic tank via the driveway and right to continue to use the septic tank Inlet pipe which runs through the sale area.

*The purchaser will be required to install their own oil tank within the boundary of the property.

POST CODE

TD7 5HL





WHAT3WORDS

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

///thrones.parsnip.archduke

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

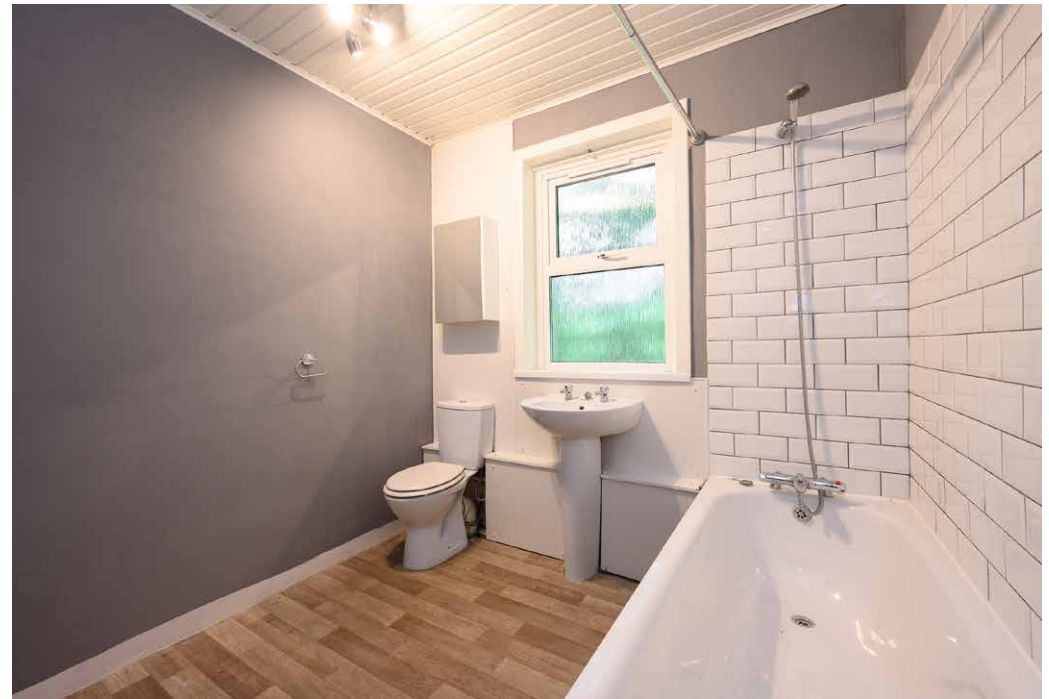
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

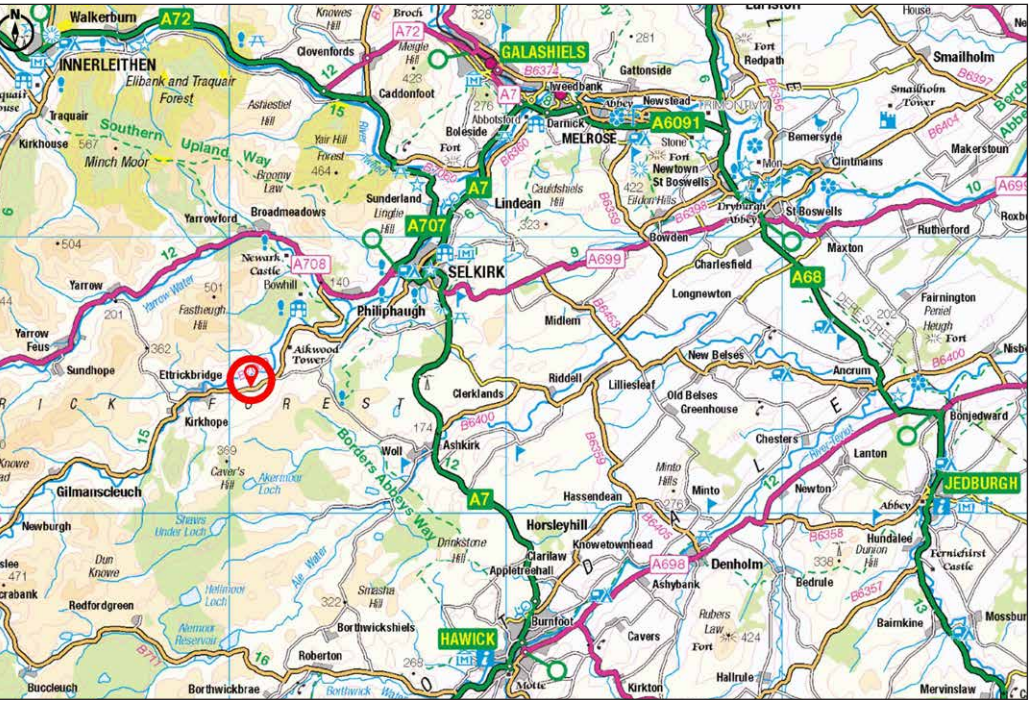
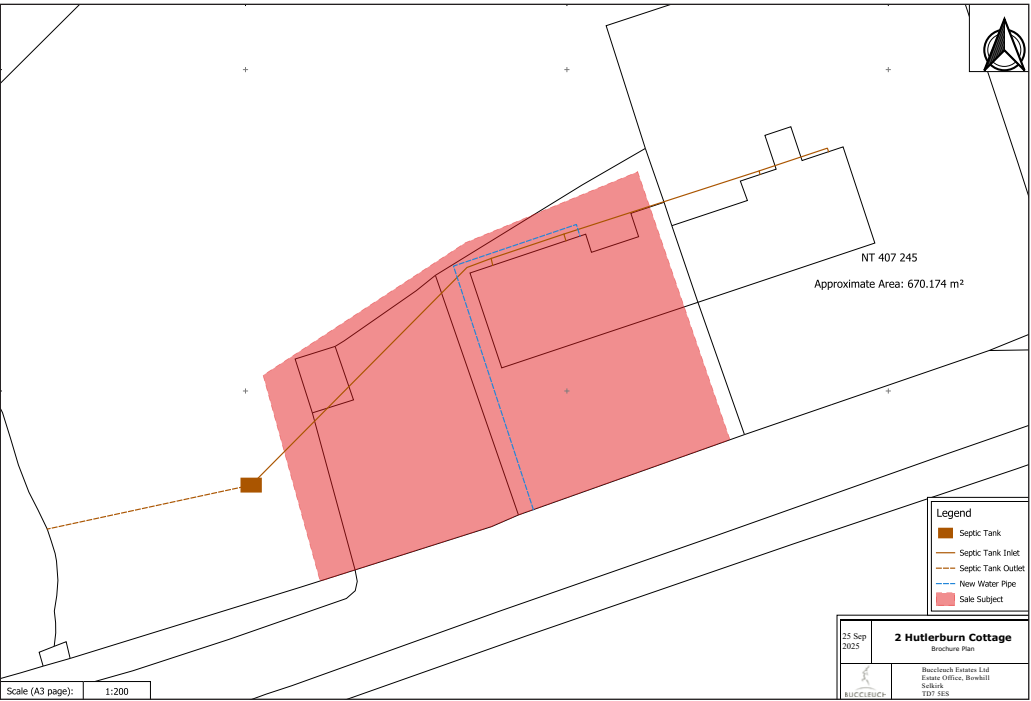
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

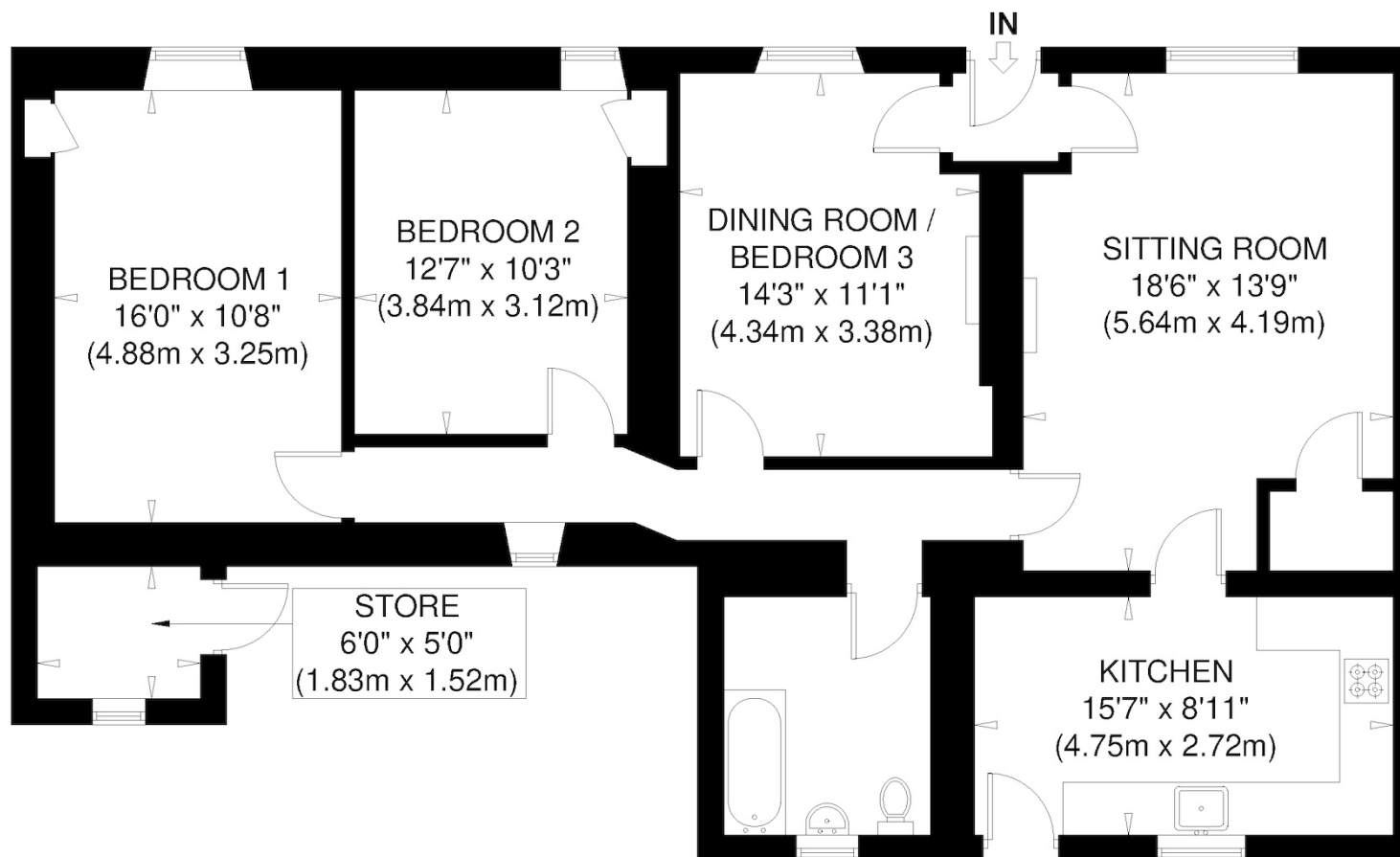
Failure to provide required identification may result in an offer not being considered.



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 May 2025.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 107 SQ M / 1151 SQ FT

HUTLERBURN COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 107 SQ M / 1151 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE