



2 OAKWOOD COTTAGES

NEAR SELKIRK, SCOTTISH BORDERS

2 OAKWOOD COTTAGES, SELKIRK SCOTTISH BORDERS, TD7 5HJ

A most attractive traditional rural cottage.

Selkirk 4.8 miles ■ Tweedbank/Borders Railway 11 miles
Edinburgh 43 miles

- 1 reception room, 3 bedrooms.
- Stone built semi-detached cottage.
- Superb rural location with easy access to Selkirk.
- Oil fired central heating. Double glazed.
- Secure back garden. Stone shed attached to property.
- Single garage. Off road parking.

Galbraith

Scottish Borders
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A member of
OnTheMarket



SITUATION

2 Oakwood Cottage lies to the south west of Selkirk adjacent to the B7009 road to Ettrickbridge. Ettrickbridge has a useful range of local amenities including an inn, church, village hall and primary school.

A wider range of amenities, including small supermarkets and a well regarded secondary school, is available in Selkirk.

The Borders railway is found at Tweedbank with a regular train service to Edinburgh.

DESCRIPTION

A pretty traditional stone built cottage offering good sized accommodation on two floors. The ground floor dining room could be used as a third bedroom.

ACCOMMODATION

Ground Floor:

Living room, Kitchen Diner, utility room, Bedroom 3

First Floor:

Landing, 2 bedrooms and bathroom

GARDEN AND GROUNDS

The cottage has a secure back garden.

There is gravelled parking area to the front with access granted to No.2 Oakwood Cottages across the gravelled area to the front of No 1 Oakwood Cottages.

DIRECTIONS

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

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD7 5HJ

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

TENURE

Freehold.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Private	Oil fired	Band B	F34

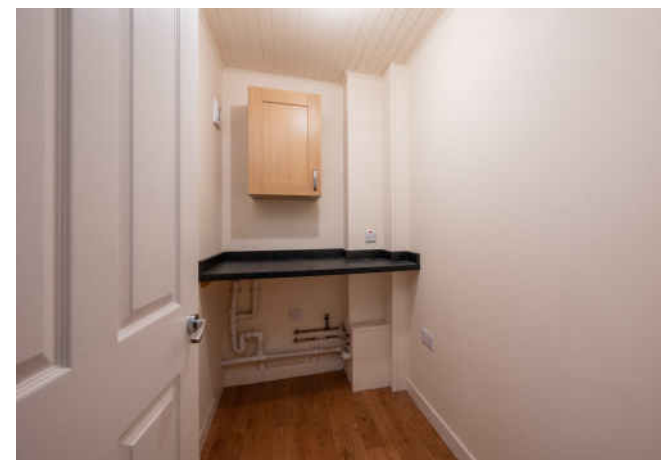
2017 ANTI MONEY LAUNDERING REGULATIONS

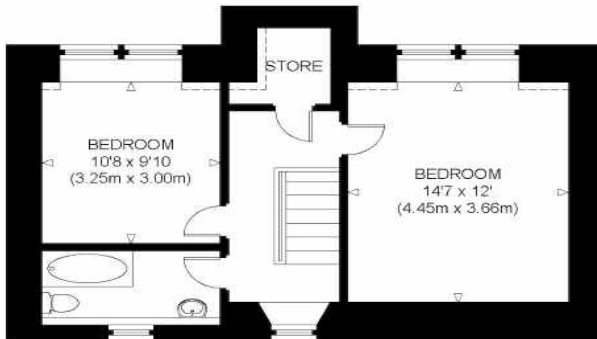
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

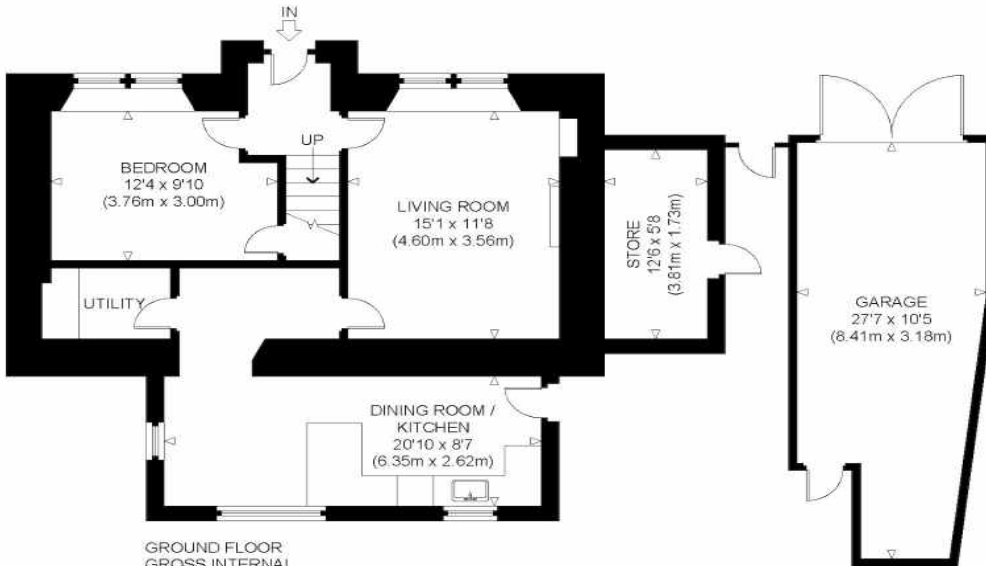
IMPORTANT NOTES

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 May 2023.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 454 SQ FT / 42.2 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 670 SQ FT / 62.2 SQ M

OAKWOOD COTTAGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1124 SQ FT / 104.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL GARAGE AREA 248 SQ FT / 23.0 SQ M
EXTERNAL STORE AREA 71 SQ FT / 6.6 SQ M
TOTAL COMBINED FLOOR AREA 1443 SQ FT / 134.0 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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