



Balmerino Ashkirk Selkirk TD7 4NY

Built in the mid 1980s of cavity timber frame construction with a pitched clay tiled roof, this single storey bungalow is presented in very good order throughout.

Situated in Ashkirk a small hamlet of properties located just off the A7 trunk road between Hawick & Selkirk. The property is tucked away from the B road and is very quiet and peaceful, although there are other properties nearby. In Ashkirk there is a small public house/restaurant and a further 1/2 mile away is the Woll golf course and restaurant. A large range of services are available in Hawick and Selkirk around 5 & 6 miles away respectively.

The accommodation comprises; Entrance Vestibule, Hallway, Living room, Kitchen/Dining room, Master Bedroom, En-Suite Shower room, 2 further double bedrooms and a family bathroom, in all around 113SQM of living space.

Benefitting from, mains water, septic tank (located in grounds), oil central heating (new Boiler) and new UPVC TRIPLE glazed windows. There is a new wood burning stove in the living room.

A good sized chipped driveway provides ample parking, while there are large landscaped gardens laid mainly to lawn to the front and rear where there is a decked patio area and wooden shed. A lovely small stream, runs through the front garden, where there is also a greenhouse.

The property has an additional 4.1 acres of land, (plan attached) which can be accessed via the rear garden and from a gate on the B the road, ideal for someone who requires grazing or equestrian pursuits or even a small holding. The current owners have sheep, chickens and pigs at present. There are also excellent veg gardens and an abundance of fruit trees and bushes. If you are looking for the "good life" you need look no further.

Must be viewed to fully appreciate the property, land and private secluded location.



What we like about this property

Bungalow, Privacy, 4.1 Acres Land, Small Holding



Balmerino, Ashkirk, Selkirk, TD7 4NY

Approximate Gross Internal Area
114.7 sq m / 1235 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID254829)

Council Tax Band: E

EPC Rating: D

Viewing:

Strictly by appointment through Jim Hay (all accompanied)

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