




McEwan Fraser Legal
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The Old Toll House

ASHKIRK, SELKIRK, BORDERS, TD7 4NU

ASHKIRK VILLAGE



Ashkirk village is situated just off the A7 roughly six miles south of Selkirk. The Old Toll House lies on the south eastern edge of the village. With easy access to Edinburgh, Carlisle and the main towns in the central Borders, locally there are excellent shops in nearby Selkirk, Hawick and Galashiels. Within walking distance of the property itself is a hidden gem of a pub, in the Smiddy at Ashkirk were you can relax and enjoy its relaxing atmosphere.

The Royal and ancient Burgh of Selkirk itself is a historic market town in the Scottish Borders and is beautifully situated on the banks of the historic Ettrick Water. The town boasts excellent leisure facilities which includes a nine hole golf course, swimming pool and fitness centre. Selkirk itself provides a wide range of amenities including a rugby club, a cricket club as well as shops providing for all your daily requirements. There is a good range of local amenities, with several hotels and pubs, with the thriving town of Galashiels offering a wider range only a short drive away.



This town also provides a variety of bars, shops, hotels and educational facilities. Local tourist attractions include Bowhill House, Country Park, Halliwell's House and nearby St. Mary's Loch. For the sporting enthusiast there are a variety of outdoor pursuits in the area including fishing on the River Tweed, golf, hill walking and a selection of field sports. Selkirk is also well known for its beautiful scenery and sense of history, boasting a number of well-known landmarks and notable people that the area has produced.

Local schooling is excellent with three primary schools and secondary schooling at Selkirk High. The well-known St Mary's Preparatory School is situated in nearby Melrose. The town is centrally located providing easy access to Edinburgh and the north of England via the A7 which runs through Selkirk. The Borders Railway Line runs a half hourly service at peak times over seven days of the week. The line runs from Tweedbank in the Scottish Borders to Edinburgh Waverley.

BEAUTIFULLY SITUATED ON THE BANKS OF THE HISTORIC ETTRICK WATER



Local Area and the Ettrick Water

TOLL THE OLD HOUSE



The Old Toll House is a traditional detached cottage, something of a local landmark, it has been recently renovated and very well maintained by the present owner. Deceptively spacious, the accommodation over three levels is bright and attractive, decorated throughout in neutral tones, including double glazing, oil fired central heating and a large modern kitchen.

The accommodation briefly consists of an entrance hall, spacious lounge, large dining/kitchen, utility/boot room, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom completes the accommodation.

There is a small private patio garden area to the rear of the property, a smaller garden to the side and the front of the property enjoys a splendid open outlook. There is ample on-street parking available immediately on the properties doorstep.

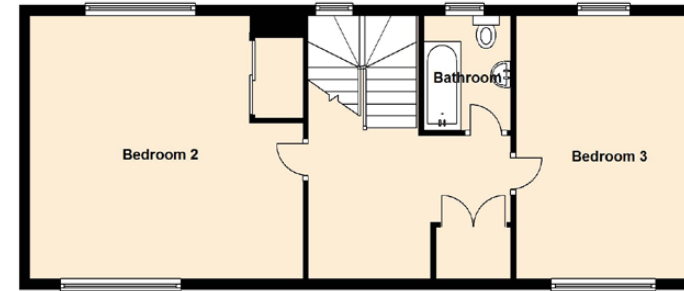


CHARMING
TRADITIONAL
DETACHED COTTAGE
RECENTLY MODERNISED
INTERNALLY

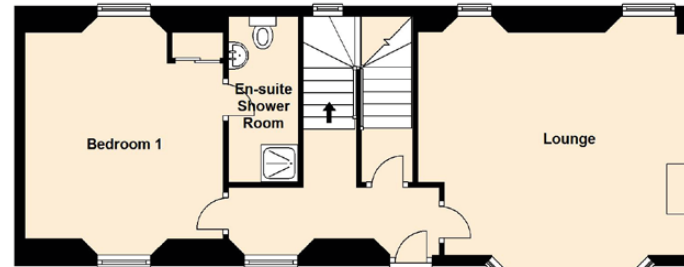




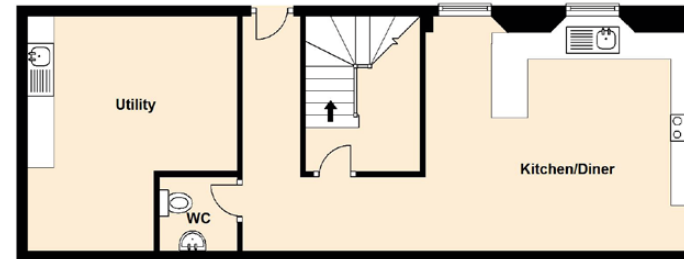
FLOOR PLAN | DIMENSIONS | MAP



GROUND FLOOR



FIRST FLOOR



LOWER FLOOR

Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.35m (14'3")
Kitchen/Diner	8.48m (27'10") x 4.39m (14'5")
Utility	4.43m (14'6") x 3.96m (13')
Bedroom 1	4.50m (14'9") x 3.74m (12'3")
En-suite Shower Room	3.13m (10'3") x 1.31m (4'4")
Bedroom 2	5.16m (16'11") x 4.97m (16'4")
Bedroom 3	4.89m (16'1") x 3.31m (10'10")
Bathroom	2.17m (7'1") x 1.74m (5'9")
WC	1.47m (4'10") x 1.41m (4'8")

Gross internal floor area (m²) - 170 m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, blinds and integrated kitchen appliances.

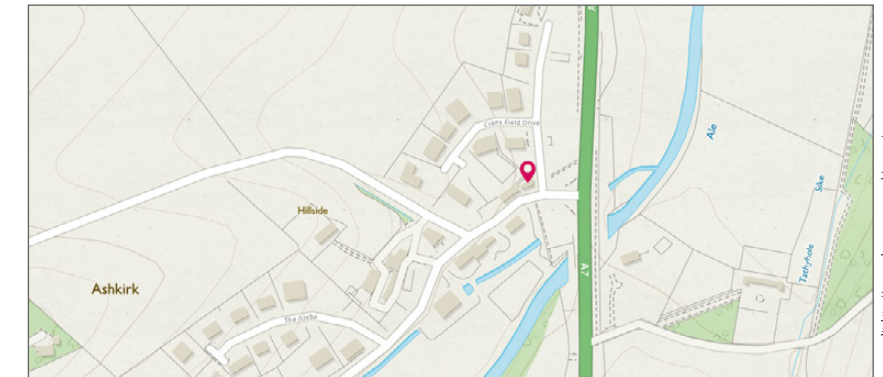


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Part
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Text and description
DEREK WEBSTER
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALLY CLARK
Designer