



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368
 FAX: 01620 824671



**ETTRICK VALLEY
 THE CARHOUSE
 | NEWBURGH STEADING
 SELKIRKSHIRE
 FIXED PRICE £395,000**



ETTRICK VALLEY THE CARHOUSE I NEWBURGH STEADING SELKIRKSHIRE

FIXED PRICE £395,000

**STUNNING BRAND NEW STEADING
CONVERSION IN THE BEAUTIFUL
ETTRICK VALLEY**

**A SUPERB FAMILY HOME WITH A
SPACIOUS AND FLEXIBLE LAYOUT**

**TRADITIONAL CHARACTER – MODERN
COMFORTS – QUALITY FINISHES**

Paddock Available

VIEWING:

TELEPHONE

GSB PROPERTIES

01620 825368 or

OWNER 01721 730610

General Description

Newburgh lies in the Ettrick Valley, one of the most beautiful and unspoilt areas of the Borders, famed both for its literary connections with Sir Walter Scott and James Hogg, the Ettrick Shepherd and its scenic beauty. This is an excellent area for walking and fishing with The Southern Upland Walk and St Mary's Loch close by. Local facilities are to be found in the village of Ettrick, where there is a primary school and village hall and Ettrick Bridge some 7 miles down the valley. There is an excellent secondary school in Selkirk and the surrounding towns of Selkirk, Hawick, Innerleithen and Peebles provide good shopping and recreational facilities. Edinburgh and its international airport is little more than an hour away by car.

Newburgh Steading dates back to the 1860's and is being converted into 3, large and individually designed, family homes with private gardens and an attractive shared central courtyard.

The Carhouse will be the first of the houses to be completed and is an attractive conversion and includes three of the original archways. It is an extremely spacious home with flexible living accommodation, ideally suited to modern family life. The design is imaginative, the views excellent and the fittings and fixtures are of a high standard. The garden stretches down to a small stream and there is a double garage and 4 car parking spaces, 2 of which are beside the house. A paddock on adjacent land is available if required.

APPROXIMATE DISTANCES

Selkirk	15 Miles	Hawick	15 Miles
Galashiels	20 Miles	Peebles	24 Miles
Edinburgh	45 Miles		

Accommodation

Porch
Entrance Hall
4 Public Rooms
Family Farmhouse Kitchen
Utility Room
5 Bedrooms
2 En-suite Bathrooms
Family Bathroom
Ground Floor Shower Room
Double Garage & 4+ Parking Spaces



SPECIFICATION

Oil Central Heating
High Performance Double Glazing
Fully fitted Designer kitchen (Choice)
Contemporary Bathrooms
Individually Architect Designed
Hardwood Flooring Downstairs (Choice)

GROUND FLOOR

Porch	3.3m x 1.0m	(10'9" x 3'3")
Entrance Hall	4.7m x 3.5m	(15'5" x 10'10")
Lounge	8.1m x 7.0m	(25'7" x 23'0")
Dining room	5.1m x 3.5m	(16'9" x 11'6")
Family Room	4.5m x 3.1m	(14'9" x 10'2")
Study	3.4m x 3.1m	(11'2" x 10'2")
Kitchen	8.9m x 5.1m	(29'0" x 16'9")
Utility Room	2.8m x 1.8m	(9'2" x 5'11")
Cloakroom		
Shower Room	2.5m x 1.8m	(8'3" x 5'10")

FIRST FLOOR

Bedroom 1	4.7m x 4.6m	(15'5" x 15'2")
Dressing Room	3.0m x 2.2m	(9'10" x 7'3")
En-suite Bathroom	3.0m x 2.2m	(9'10" x 7'3")
Bedroom 2	3.9m x 3.0m	(12'9" x 9'10")
Bedroom 3	5.0m x 3.1m	(13'2" x 10'2")
Bedroom 4	4.0m x 3.1m	(13'2" x 10'2")
Bedroom 5	4.8m x 4.7m	(15'9" x 15'5")
En-suite Bathroom	2.3m x 2.2m	(7'7" x 7'3")
Family Bathroom	3.0m x 2.5m	(9'10" x 8'3")

