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Holly Tree Cottage
ASHIESTIEL, SELKIRKSHIRE, TD1 3LJ



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Ashiestiel, is in the parish of Caddonfoot and the county of Selkirkshire, in the Scottish Borders, near the River Tweed in the heart of the unspoilt, stunning countryside, steeped in history. It is only 35 miles from Edinburgh City centre and 39 miles from the airport. It is reached via Ashiestiel Bridge. Despite its rural location Ashiestiel is conveniently situated for the newly built primary school in Clovenfords. Peebles is (15 miles), Melrose (10 miles), Innerleithen (8 miles), Selkirk (7 miles) and Galashiels (5 miles) with many shopping amenities that include a 24-hour Asda, 24-hour Tesco, Costa Coffee among other well known retail outlets. Borders general hospital is 9 miles away.

The new Borders Railway offers direct services from Edinburgh from nearby Stow with ample parking and Galashiels in less than 1 hour. The area is a hikers and cyclist paradise. The Southern Upland Way is nearby and the Tweed cycling route. The River Tweed is within walking distance and famous for its Salmon fishing. There is ample opportunity to fish the upper Tweed in this area.

Traquair house, Scotlands oldest inhabited house dating back to 1107 is also nearby and can be easily reached taken the road right outside Holly Tree Cottage. Traquair house (9 miles) is a unique piece of Scottish living history. Visitors can enjoy the house, garden and maze. There is also a Brewery on-site, producing world famous Traquair Ales. Ashiestiel House itself was the former home of Sir Walter Scott. It is here where he wrote The lay of the last Minstrel, Marmion, and The Lady of the Lakes.

Ashiestiel itself is immortalized in Marmion, where Scott describes the effects of the changing seasons upon its scenery. Abbotford House, Sir Walters Scott long term residence is 7 miles away. He built this after leaving Ashiestiel. Visitors can enjoy the grand home, gardens, walks by the river Tweed, café and gift shop.



GLENKINNON / NEARBY BRIDGE OVER RIVER TWEED / STATION SIGN AND CHURCH / TRAIN STATION / CLOVENFORDS COUNTRY INN / GALASHIELS CHURCHES, SHOPS AND LANDSCAPE / GALASHIELS INTERCHANGE / RIVER TWEED





HOLLY TREE COTTAGE

Holly Tree Cottage is surrounded by the Ashiestiel Estate, it offers a fantastic home in the stunning Borders countryside, yet within easy reach of many local hubs including Edinburgh.

The property itself briefly comprises of a wooden entrance vestibule, hallway with useful built-in storage, elongated hallway with feature windows including original wooden shutters, leading to the spacious family lounge. A fantastic triple aspect room, boasting a wonderful wood burner as its centre-piece, with double French doors that lead to the generous rear garden below. To the opposite side of the hall is the family kitchen diner, also with its own wood burner and with a fitted kitchen and integral induction hob and electric oven. Behind is the utility and boiler room, with back door to the rear garden.

Step back into the hallway and the family bathroom is next to the kitchen that includes, three-piece bathroom in white with paneled finishing and a shower over the bath. Completing the ground floor is a family bedroom with space for free standing furniture and another guest bedroom, both with a wonderful outlook to the garden and River Tweed, the guest room is suitable as a family dining room.

Upstairs, houses the impressive master bedroom that has ample daylight from the triple aspect windows, provided from original and Velux windows. It has its own built-in storage. At the top of the stairway the property opens out into a large family room suitable for a variety of purposes, it could easily be altered into a forth bedroom. In the garden is a large shed, two wood stores, oil tank for the heating system, and a range of mature trees that include a crab apple tree, plum tree, apple tree and pear tree, along with a red currant bush. There is also a large single garage and off-road parking for two or more cars.

Early Viewing is highly recommended.





LANDING / FAMILY ROOM BEDROOMS & FAMILY BATHROOM



SPECIFICATIONS / FLOOR PLAN & PROPERTY LOCATION

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.04m (16'6") x 3.79m (12'5")
Kitchen	5.01m (16'5") x 3.70m (12'2")
Utility Room	3.13m (10'3") x 2.12m (6'11")
Landing/Family Room	8.05m (26'5") x 4.42m (14'6")
Bedroom 1	8.10m (26'7") x 4.37m (14'4")
Bedroom 2	4.32m (14'2") x 3.72m (12'2")
Bedroom 3	2.80m (9'2") x 2.75m (9')
Bathroom	2.05m (6'9") x 2.00m (6'7")
Garage	4.31m (14'2") x 3.30m (10'10")

GROSS INTERNAL FLOOR AREA (m²) - 140 m²

EPC - F

EXTRAS
(Included in the sale)

All floor coverings, fitted blinds, kitchen units and integrated induction hob and electrical oven, both wood burners and garden shed. Other items may be available by separate negotiation.





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Part
Exchange
Available

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