



**WESTER KIRKLEA, ASHKIRK**  
SELKIRK, SCOTTISH BORDERS

# WESTER KIRKLEA, ASHKIRK SELKIRK, SCOTTISH BORDERS

Traditional semi-detached family home in peaceful rural location.

Selkirk 5 miles ■ Galashiels 10 miles

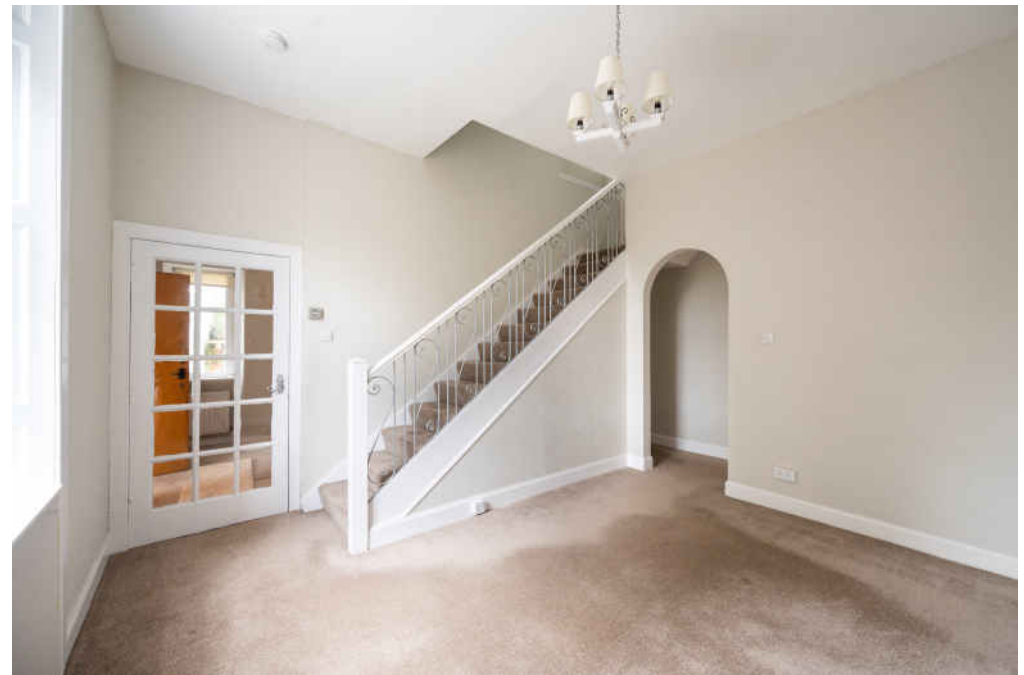
■ Edinburgh Airport 53 ■ Newcastle Airport 64 miles

- 2 reception rooms, 2 bedrooms.
- Accommodation of approximately 138 sqm.
- Extensive gardens, offering good degree of privacy.
- Beautiful open views.
- Garage and outhouse.
- Within easy access to Borders Rail Link at Tweedbank.

**Galbraith**

Scottish Borders  
01573 224244  
kelso@galbraithgroup.com

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## SITUATION

Wester Kirklea is located just off the A7; making it well situated with easy access to the main Borders towns and only a few minutes' drive from nearby Selkirk and Galashiels, with the Borders Rail connection to Edinburgh, providing easy access for commuters.

Close to hand are The Woll Golf Course and Restaurant as well as The Smiddy restaurant, with nearby golf driving range, riding stables, village village hall and church.

Ashkirk falls into the catchment area for the very highly regarded Primary School at Lilliesleaf and High School in Selkirk. A school bus service operates from the village with the main stop nearby. A variety of shops, supermarkets and recreational facilities can be found in the nearby towns of Selkirk and Galashiels.

The area is also well known for its wide variety of countryside walks, cycling, superb fishing and its excellent horse riding. Surrounded by rolling hills close to the largely undiscovered Ettrick and Yarrow valleys, providing some of the most glorious scenery in the Scottish Borders.

## DESCRIPTION

Wester Kirklea is a spacious semi-detached family home spanning 138sqm. Built approximately 1870 and modernised, altered and extended at later dates to provide the current accommodation.

The lounge of Wester Kiirklea is a striking room offering a wealth of natural light from the large bay window overlooking the garden, a brick fireplace and open fire completes this beautiful room. The breakfasting kitchen with a range of wall and base units offers the opportunity to modernise to your own desire.

Adjacent to the lounge is a second reception room with stairs leading to the first floor where you will find two double bedrooms and family bathroom.

A Ramsay ladder leads to a large floored attic space with power supply.

Wester Kirklea offers a fantastic opportunity to modernise and a generous garden plot, securing privacy and outlooks.

Wester and neighbouring property Easter Kirklea, formally one house and later converted in the early 70's to two separate dwellings.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Septic Tank	Oil CH	Band E	F	Available

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## ACCOMMODATION

Ground Floor:

Entrance porch, hallway, WC, lounge, kitchen, dining room/snug.

Under stair cupboard.

First Floor:

Landing, two bedrooms, family bathroom.

Storage cupboards and floored attic.

## GARDEN

The garden grounds to front, side and rear elevations are an impressive feature, providing a lovely private environment for children and pets to enjoy. There is vegetable patch and greenhouse for the keen gardener. Garage, outhouse and ample parking.

A useful log store is also included in the sale.

## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Main entrance driveway is shared between Wester and Easter Kirklea, one septic tank. (located in the garden of Wester Kirklea)

## DIRECTIONS

Travelling south on the A7, pass Stable Life riding centre on your left and continue towards Ashkirk, on the bend there is a signpost |Ancrum, Lilliesleaf | turn off left and follow the road for roughly 1/2 mile with Easter Kirklea on your left elevated up on the hill.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/computers.journals.decoded](https://w3w.co/computers.journals.decoded)

## POST CODE

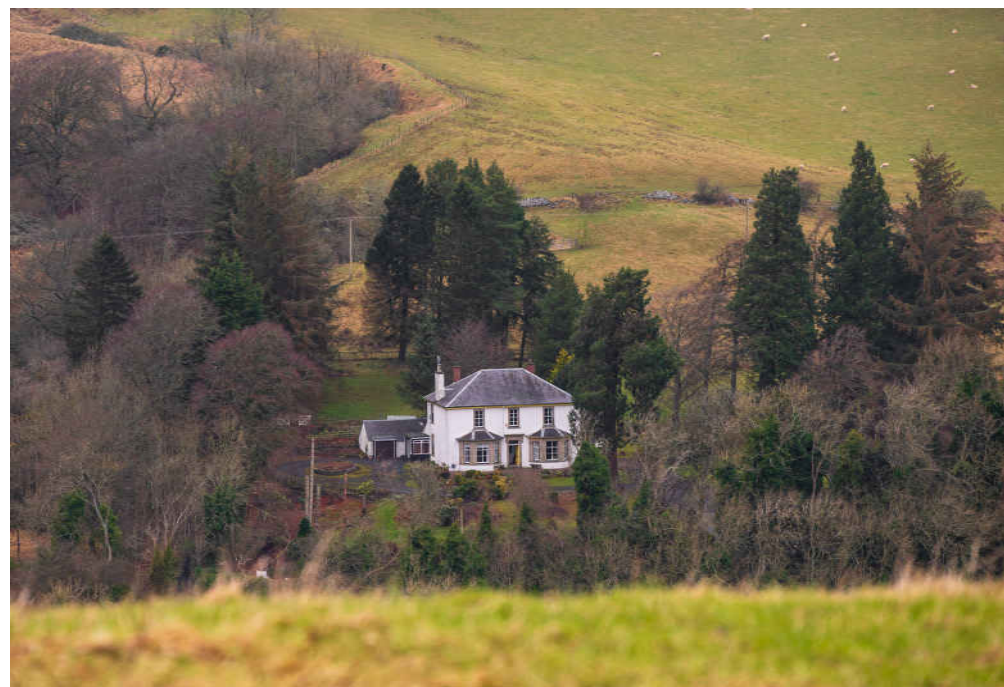
TD7 4NS

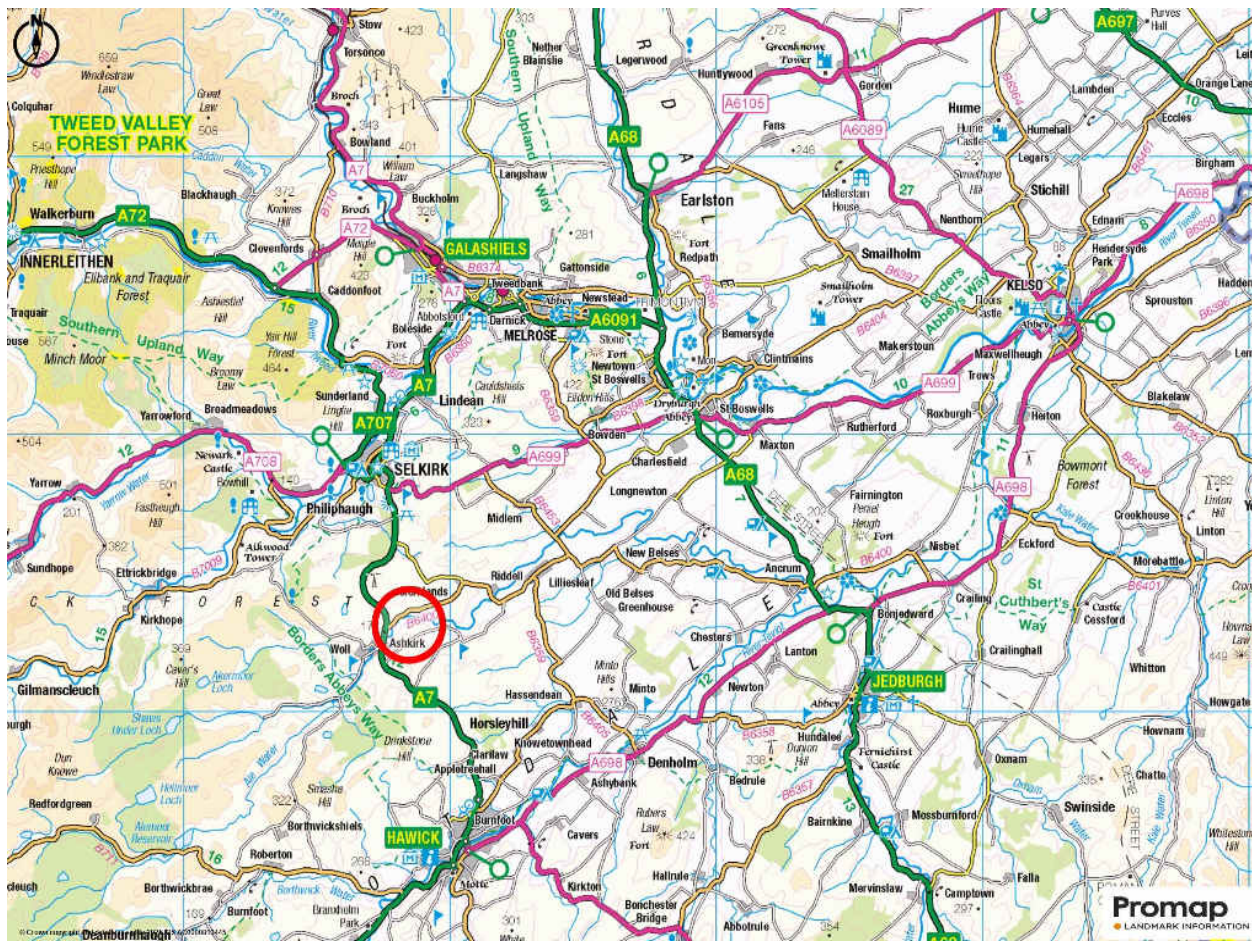
## VIEWINGS

Strictly by appointment with the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





## SOLICITORS

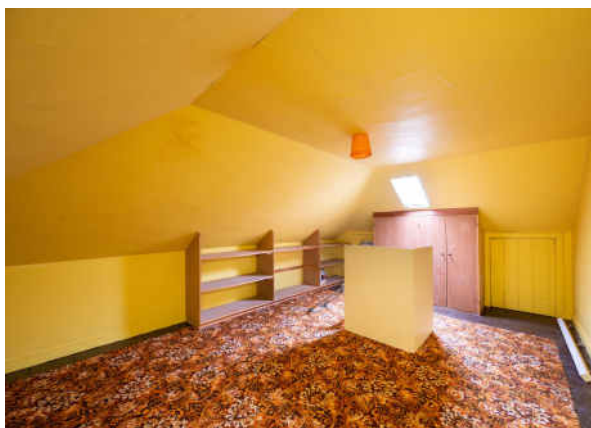
Andrew Haddon & Crowe, WS, 3 Oliver Place, Hawick, TD9 9BG.

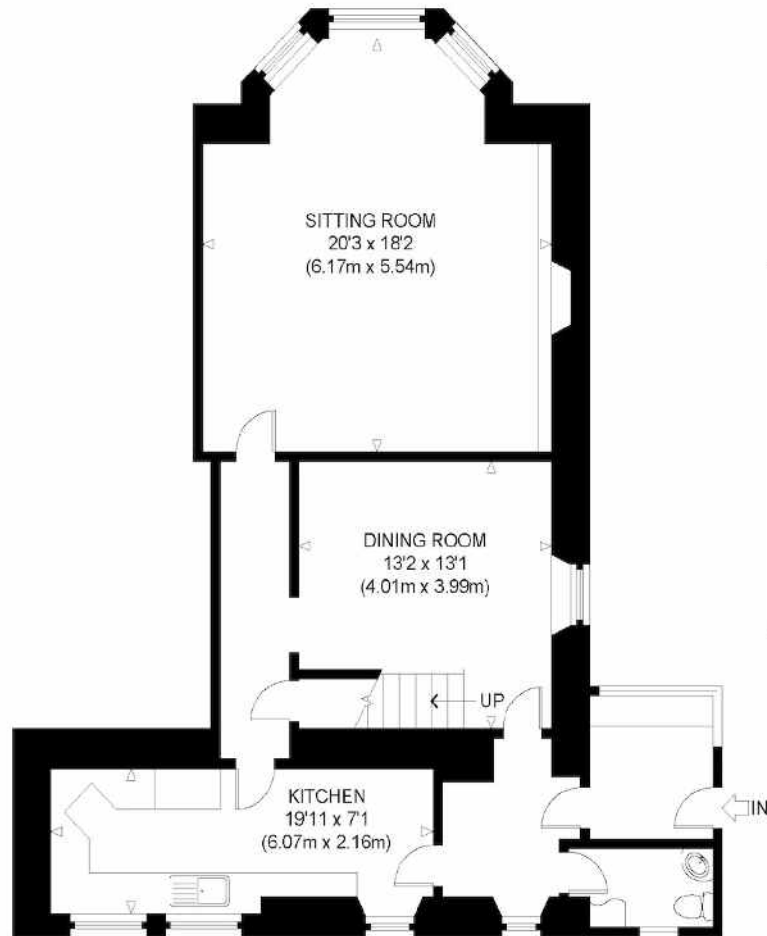
## 2017 ANTI MONEY LAUNDERING REGULATIONS

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.

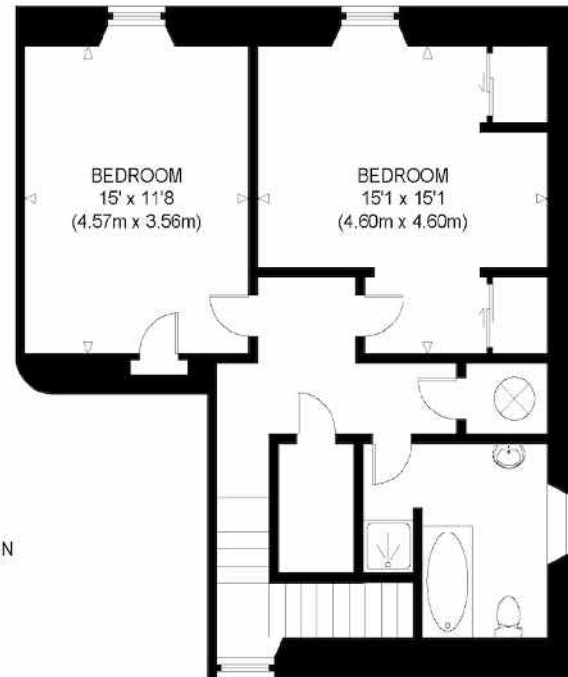
## IMPORTANT NOTES

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 January 2024.

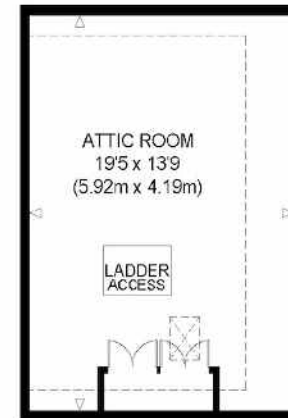




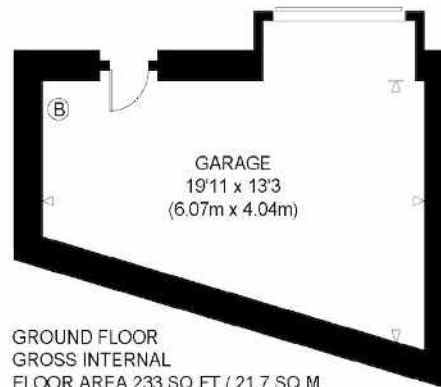
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 861 SQ FT / 80.1 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 661 SQ FT / 61.5 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 267 SQ FT / 24.8 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 233 SQ FT / 21.7 SQ M

WEST KIRKLEA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1789 SQ FT / 166.4 SQ M  
EXTERNAL OUTBUILDING FLOOR AREA 233 SQ FT / 21.7 SQ M  
TOTAL COMBINED FLOOR AREA 2022 SQ FT / 188.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Galbraith**