



A detached modern property occupying a generous plot in a quiet, rural setting in the stunning Yarrow Valley

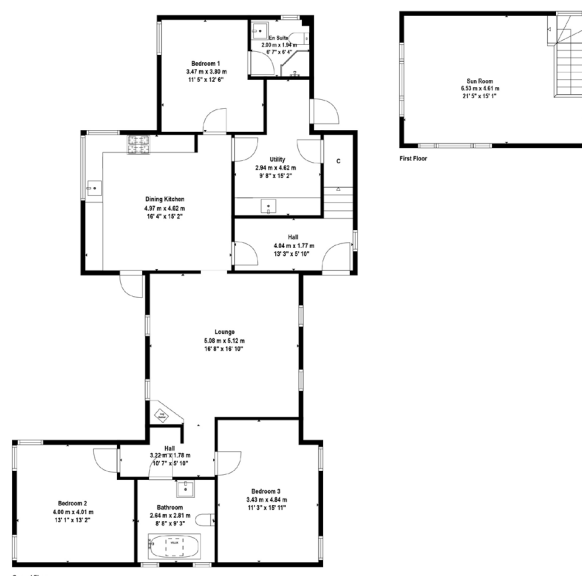
 3 Bed  2 Bath  2 Reception

Mountbenger Toll was constructed by the current owners in 2013. It is a detached modern property occupying a generous plot in a quiet, rural setting in the stunning Yarrow Valley, within easy reach of Peebles, Galashiels and Selkirk and approximately an hour from Edinburgh. Close by is the award-winning “Gordon Arms” Restaurant. The front door opens into a spacious hallway leading into a dining kitchen. The farmhouse style kitchen has ample room for a dining table and comes equipped with a range cooker, dishwasher and sink. Off the kitchen is a useful utility room with a freezer, a fridge/freezer and washing machine. There are three double bedrooms on the ground floor (one with en-suite facilities) as well as the family bathroom and a sitting room with log burner. Upstairs is a bright second sitting room with floor to ceiling glass boasting fine views along the valley. Externally the property boasts well-maintained and productive gardens with a greenhouse, shed and poly-tunnel as well as a range of deep herbaceous borders, vegetable patches, orchard and specimen trees. The property further benefits from full fibre broadband, air-source heat pump, MVHR, (mechanical ventilation heat recovery), and solar panels and is predominantly heated by way of underfloor heating. The property is highly energy efficient and generates an average of £500 per annum in FIT payments which will continue until 2033. It has a private water supply and septic tank meaning no statutory water and sewage charges.

Offers Over £465,000

Features

- Detached rural property
- Lovely setting in the Yarrow valley
- Two sitting rooms
- Dining kitchen
- Three double bedrooms (one with en-suite)
- Bathroom
- Utility room
- Ample garden ground
- Off street parking
- Air source heat pump
- Mechanical ventilation heat recovery system
- Solar panels
- EPC Rating C



Mountbenger Toll, Selkirk, Scottish Borders, TD7 5NH

Measurement point 

Indicates area of Limited Use Space 

Gross internal area: 163 sq m / 1754.52 sq ft



Plan produced for Retic in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



Yarrow is situated in the scenic Scottish Borders and is within easy reach of the popular towns of Peebles, Galashiels and Selkirk with there is extensive shopping and leisure facilities. Edinburgh is approximately one hour by car. The Yarrow Valley is a stunning part of the country with rolling hills and farmland making it a highly desirable location.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.