



Galbraith

BIRCHY BRAE, CAPPERCLEUCH
SELKIRK, SCOTTISH BORDERS



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A place to unwind.

Innerleithen 12 miles ■ Selkirk 17 miles ■ Moffat 17 miles

- 2 reception rooms, 3 bedrooms.
- Rare location near St Mary's Loch.
- Adaptable, single storey dwelling.
- Walk-in condition.
- Spacious garden and grounds.
- Detached garage.
- Planning consent for additional dwelling.

Galbraith

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OnTheMarket





SITUATION

Birchy Brae is located within the small settlement of Capperleuch, close to the banks of St Mary's Loch, at the head of the Yarrow Valley. The rural area is renowned for its unspoilt beauty, being nestled amongst dramatic rolling hills. At certain times of the year it is possible to watch red squirrels and deer from the kitchen window as well as the occasional osprey fishing in the loch.

It is particularly popular with visitors and is a useful starting point for various walking routes around the loch as well as being on the long distance walking route The Southern Upland Way. Capperleuch and St Mary's Loch benefit from a café and an active sailing club and the popular hostelry The Gordon Arms is close by.

A wide range of services can be found in historic and picturesque towns of Innerleithen, Selkirk and Moffat and the area falls into the catchment of Yarrow Primary School and Selkirk High School, both of which are serviced by a school bus. The A74(M) can be easily accessed at Moffat.

DESCRIPTION

Birchy Brae (at one time called Gillwood Cottage) was originally built in the mid 1900s as the Police Station with adjoining police house for the locality. Alterations have been made in the last few years to convert the police station and incorporate it into the current accommodation.

The single storey accommodation is in good order throughout. The flexible accommodation can be used as a family home and benefits from the option of utilising the setting room as a fourth bedroom with en suite shower room. This room, originally the Police Station, has independent access and would equally well make an excellent annexe/holiday let.

Although now lapsed, Birchy Brae previously had planning consent for a full height loft conversion (08/01012/FUL). More recently, and included with the sale, Planning Permission in Principle (19/01395/PPP) was granted in April 2021 for a detached, two bedroom house to the east of the main house and incorporating the existing garage.

ACCOMMODATION

Sitting room with en suite shower room, open plan kitchen/dining/living room, 3 double bedrooms, family bathroom.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Private	Oil	Band C	38 (E)

GARDEN AND GROUNDS

Birchy Brae sits within spacious garden and grounds that extend to about 0.2 acres. The enclosed garden surrounding the house is nicely landscaped and includes areas of lawn surrounded by decorative borders.

The grounds extend to the area currently used for off street parking and a drying green. This area also includes the detached single garage.

DIRECTIONS

Travelling south west on the A708 take the right turn at the AA Sentry Box onto the unclassified road signposted to Tweedsmuir. Birchy Brae is the first house on the left, approximately 200m from the Sentry Box.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bowls.cared.hockey

POST CODE

TD7 5LG

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

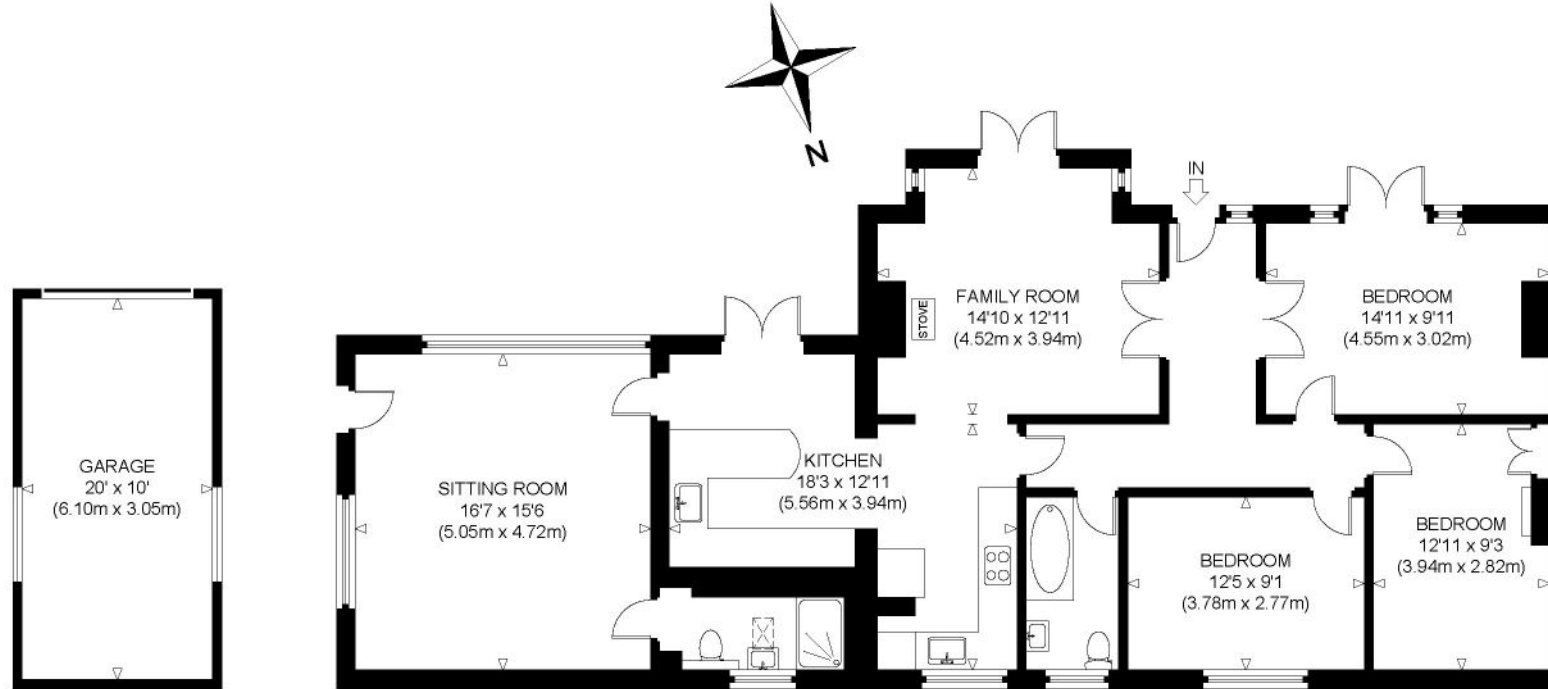
Warners Solicitors, Edinburgh

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 200 SQ FT / 18.6 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1311 SQ FT / 121.8 SQ M

BIRCHY BRAE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1311 SQ FT / 121.8 SQ M
 EXTERNAL GARAGE AREA 200 SQ FT / 18.6 SQ M
 TOTAL COMBINED FLOOR AREA 1511 SQ FT / 140.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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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 June 2023.

