



Trimontium View, Townhead,  
Selkirk, TD7 4QD

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 5  3  2

 293.9 Sqm

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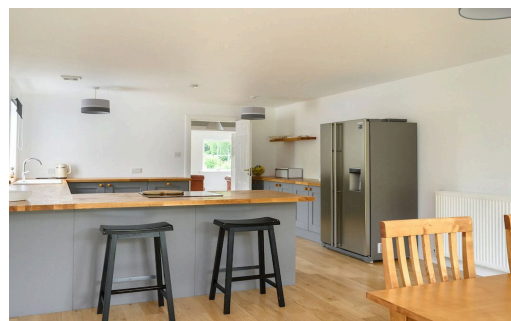
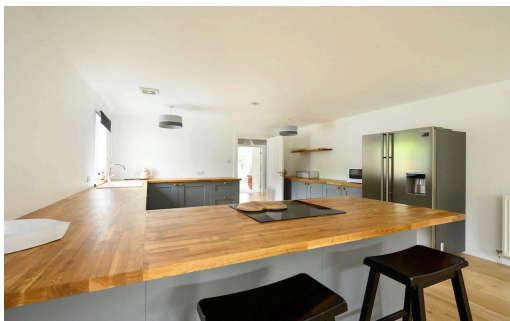
Offers Over £595,000

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## About this property

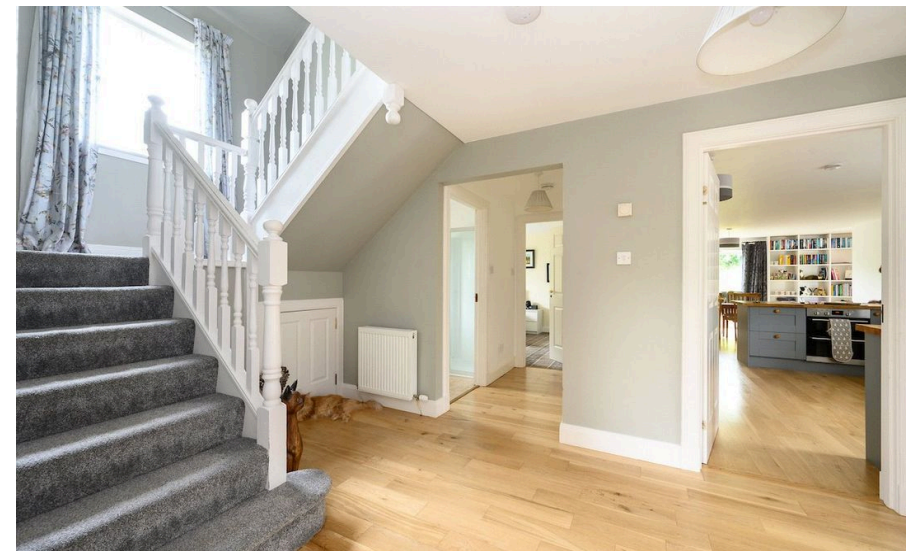
Trimontium View is set a wonderful position at the top of Midlem village with extensive views over to the Cheviots to the south and the Eildon's to the north. Built in 2007 and totalling 293.9Sqm, it is of timber frame construction, clad with part traditional render and part solid stonework.

The house offers a great layout for modern family living with a triple aspect sitting room, a well-proportioned kitchen/dining room with French windows onto decking which leads to the rear garden. The adjoining family room has a triple aspect and French windows onto decking at the front of the house. There is a useful utility and office off the kitchen and a downstairs bedroom/or further living room and shower room.

On the first floor there is a large principle ensuite bedroom with views to the south, followed by a large landing with three further double bedrooms, a family bathroom and storage cupboard. All the bedrooms offer lovely views of the surrounding countryside.

Outside the garden has a mix of wildflowers and meadow grass with a stone path around the property, a secluded raised seating area and lawn to the side.

Home report value of £650,000.



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## Plans

Approx. gross internal floor area  
**293.9 Sqm**

### Accommodation Comprises

#### Ground Floor

Entrance vestibule, hallway, kitchen/dining room, family room, sitting room, downstairs double bedroom, shower room, utility and office

#### First Floor

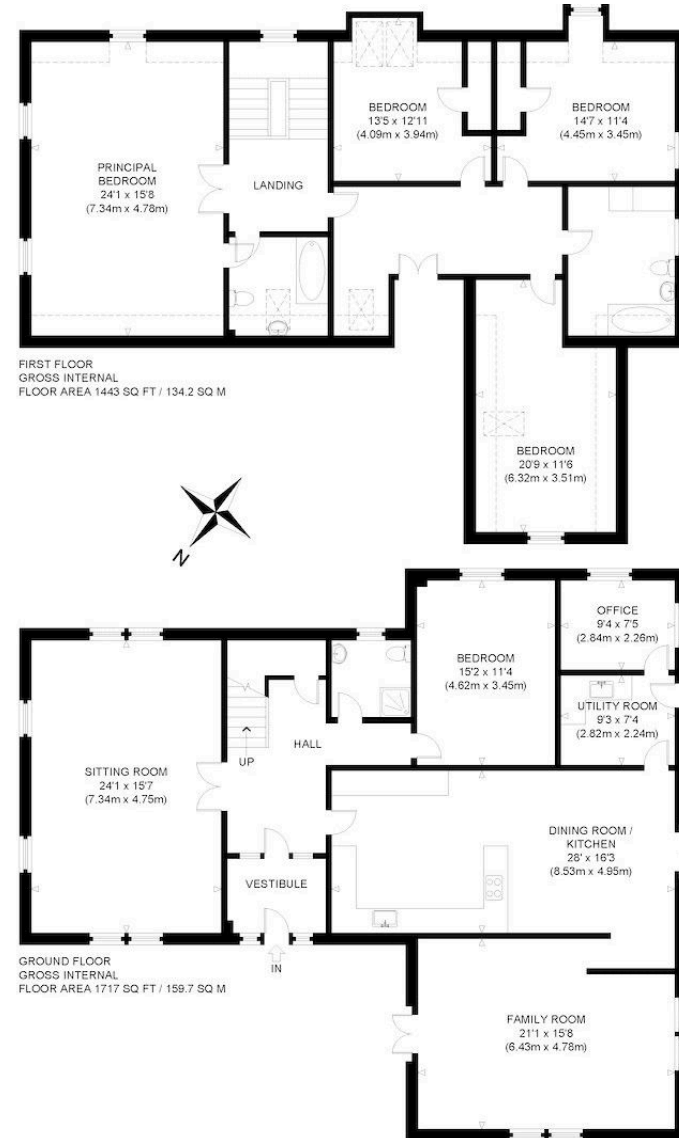
Principle bedroom ensuite, 3 further double bedrooms and a family bathroom

#### Outside

Raised seating area

Garden

Driveway



TRIMONTIUM VIEW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3160 SQ FT / 293.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## Local Area

Midlem, dubbed the 'jewel in the crown' of the Borders, is a conservation village with an active community based around the village hall.

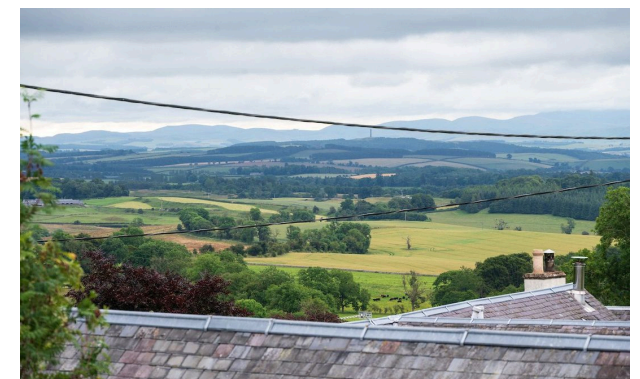
Melrose (7 miles) is one of the most beautiful towns in the Borders and is famed for its 12th century Abbey. It offers a range of local shops, hotels, restaurants, and recreational facilities. Melrose Rugby Club hosts the Melrose Sevens, which attracts teams from around the world. Selkirk (4.5 miles) has a range of independent shops including the much-loved Tibblie's - a gin bar and eatery, Three Hills Coffee Shop and the community run General Store. St Boswells (6 miles) offers a great local butcher, the popular Hunters Italian restaurant, and the Mainstreet Store - a well know bookstore/cafe and deli.

Trains: The Waverley line from Edinburgh to the Borders terminates at Tweedbank, which is just 8 miles away, making access to the city simple and fast. There is also a mainline railway station at Berwick-upon-Tweed with a good service to London. Both Edinburgh and Newcastle are within comfortable driving distance, and both have international airports.

Schools: There are several good primary and secondary school options nearby in Selkirk and St Boswells. Melrose offers St Mary's, a private co-educational preparatory school.

The Borders General Hospital is located at Melrose, off the A6091 ring road. Galashiels, 4 miles beyond, is a larger town with a good range of professional services and shops, including an M&S, along with Asda and Tesco.

All the nearby towns have active communities with year-round events along with well represented cricket clubs and golf courses. The walking in the area is second to none and if you are a keen cyclist or paddleboarder this is the place for you with stunning country lanes to explore and nearby lochs to immerse yourself in or on! There is excellent salmon and trout fishing on the River Tweed and its tributaries (The Ale Water and Teviot to name a few) as well as both pheasant and grouse shooting on the local estates.



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## Location

### Distances

Selkirk - 4.5 miles, St Bowells - 6 miles, Melrose - 7 miles, Kelso - 17 miles, Tweedbank Station - 8 miles, Edinburgh City Bypass - 34 miles, Edinburgh Airport - 53 miles, Berwick Upon Tweed Mainline Railway Station 40 miles

(distances are approximate).

What3Words



## Key Information

### Local Authority

Scottish Borders Council

### Council Tax

Band = G

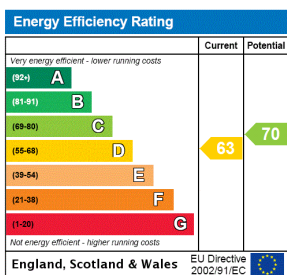
### Tenure

Freehold

### EPC

PROPERTY

EPC Rating = D



### General Remarks

Fixtures and Fittings

All fitted carpets, blinds, curtain poles, integrated appliances and light fittings form part of the sale

Listing and Conservation

Trimontrium View is not listed but is in a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:  
[www.patonandco.com](http://www.patonandco.com) / [www.rightmove.co.uk](http://www.rightmove.co.uk) / [www.zoopla.co.uk](http://www.zoopla.co.uk) / [www.onthemarket.com](http://www.onthemarket.com) / [www.primelocation.com](http://www.primelocation.com)



# Enquire



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Book a valuation

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All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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Viewing strictly by appointment

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