

### IN EMERGENCY

The owners can be contacted on 01750 21217 (answering machine available for messages if no-one is at home) or on Trish's mobile 07779 800 248 (no reception in the house).

### WEEKLY RENTAL

£ .....

Dogs (2 max), per week each £.....

A deposit of approximately one quarter of the rental plus a completed booking form will confirm a booking, with the balance of the rent payable 2 weeks before arrival.

Special arrangements can be made for electronic transfer of the rent if required.

### SERVICES

Electricity: ..... pence per normal unit

Oil heating and hot water:

..... April-September

..... October-March

Coal: £..... per half cwt. bag

Hire of towels (2 per person): £.....



### ENQUIRIES TO:

Mrs Trish Millar  
Nether Whitlaw  
Selkirk TD7 4QN  
Scottish Borders, UK

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# A Country Cottage to let for Holidays



*Nether Whitlaw Cottage*

Nether Whitlaw Farm  
Selkirk TD7 4QN  
Scotland UK  
[www.netherwhitlaw.com](http://www.netherwhitlaw.com)



A Detached Cottage in peaceful farmland  
4 miles from Selkirk, Melrose, St Boswells and Galashiels with  
extensive views to the Cheviot and Eildon Hills.  
Recently upgraded and extended

Sleeps 2-6

3 Bedrooms (one on GF with ensuite shower room)

Living room with open fire

Dining Kitchen Separate WC Utility room

Bathroom with power shower over bath

Oil Fired Central Heating

Large enclosed one acre garden and grounds

**THE SCOTTISH BORDERS** is one of the largest and most beautiful unspoilt areas in Britain with a population in the Scottish Borders Region of just over 100,000 in an area of 1,800 square miles.

#### SITUATION

Nether Whitlaw Cottage is the recently upgraded former farm worker's cottage on the farm sitting in extensive grounds well away from other buildings and just over half a mile from the nearest public road, and 4 miles from Selkirk, the nearest town.

#### MILEAGES

Approximate distances to Selkirk:

Edinburgh .....	39 miles
London .....	342 miles
Newcastle upon Tyne .....	58 miles
Carlisle .....	57 miles
Galashiels .....	6 miles
Melrose .....	7 miles

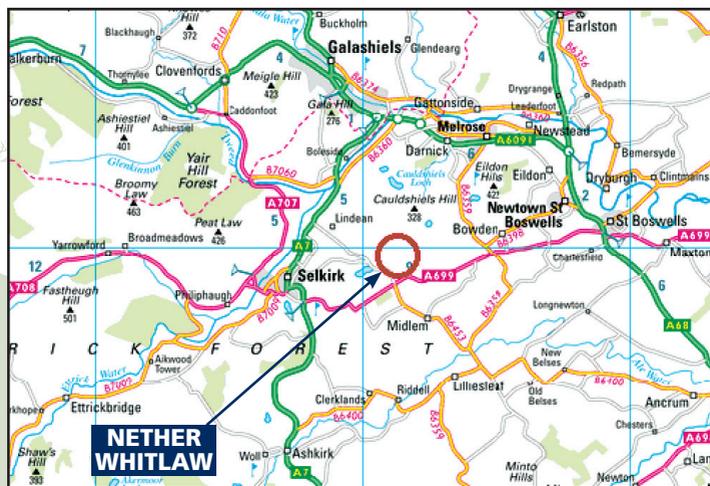
#### DIRECTIONS FROM A7

On the southern outskirts of Selkirk take the A699 towards St Boswells and Kelso. After approximately 3 miles, just past Clarilawmuir Farm, take the minor road on the left signposted to Lindean.

The farm roadend is signposted on the right about half a mile from this turn off. Carry on along the tarmacked farm road for approximately half a mile and you will come to a T-junction, turn right for the cottage or left for the farmhouse. The keys will be in the cottage door, please enter and make yourselves at home.

#### DIRECTIONS FROM A68

On the southern outskirts of St Boswells Village, just past the Buccleuch Arms Hotel, take the A699 towards Selkirk for approximately 5 miles. At the Lindean signpost turn right then follow directions as above.



#### DESCRIPTION

Nether Whitlaw is an upland stock farm with grazing for sheep and cattle, standing in the middle of an "Area of Outstanding Natural Beauty", one of the first areas in Scotland to be so designated.

For the naturalist there are three small marshes of considerable botanical and entomological interest which are nature reserves and "Sites of Special Scientific Interest".

The farm is an ideal base for touring the Borders, walking, fishing, horse riding, golf, birdwatching, wildlife, visiting the Borders abbeys and stately homes, or just relaxing with a good book in front of an open fire.

Edinburgh is just over an hour's drive away with an excellent choice of restaurants, history, culture and shopping.

**THE COTTAGE:** The cottage was originally much smaller and was home to a farm worker and his family of seven children in the early 1900's. In 1954 the property was extended and modernised. Since then there have been further improvements, most recently in Spring 2007. Heating is by an oil fired system with radiators throughout and there is an open fire in the living room.

#### ACCOMMODATION

##### DOWNSTAIRS:

**Entrance porch:** with plenty space for boots.  
**Spacious hall:** with ground floor rooms leading off.

**Living room:** Upgraded in 2004 with open fire, exposed ceiling beams, extending dining table and chairs, and comfortable modern seating. Telephone. A good supply of leaflets and books with information on local wildlife, birds, flowers, history, maps, and things to do, and some board games are available. Television and DVD player, telephone, plenty electric plug sockets, modern lighting.

**Dining Kitchen:** well equipped with modern electric cooker, microwave oven, dishwasher, fridge freezer. Full range of crockery, cutlery, glasses and cookware.

**Utility room:** small room with washer-drier, iron and ironing board.

##### Separate WC and washhand basin.

**Hall cupboard:** with vacuum cleaner, mop, brushes and dusters etc.

**Double Bedroom:** Double bed, cupboard with hanging space for clothes, dressing table.

**Ensuite shower room** with power shower, WC, wash hand basin, shaver point and heated towel rail.

Stairs leading to upstairs landing.

##### UPSTAIRS:

**Landing** with rooms leading off.

**Double bedroom:** Upgraded in 2004, with king sized bed, wardrobe, chest of drawers, telephone, modern lighting.

**Large twin room:** Twin beds, wardrobe, chest of drawers.

**Bathroom:** Power shower over the bath with glass screen, WC and wash hand basin, shaver point and heated towel rail.

##### OUTSIDE:

There is a large enclosed area of garden ground and woodland for the exclusive use of anyone living in the cottage. Garden furniture and a small garage.



#### OTHER INFORMATION

**Bedding:** All beds have pillows and modern non-feather duvets. Bed linen is included in the rent. The king sized and double beds have king sized duvets. There are extra blankets available if the weather is chilly.

**Heating** is from an oil fired boiler to radiators in all the rooms. There is also an open fire in the living room.

**Electricity:** Meter readings to be taken at start and end of stay.

**Oil heating and hot water:** weekly charge.

**Coal:** usually available at an extra charge but please order when booking.

**Telephone:** in the living room and king size bedroom with automatic "Call advice" advising cost less v.a.t. of calls made. The cottage telephone number is 01750 20042.

**Smoke detectors:** are fitted throughout.

**Cot and highchair:** available on request.

***Dogs are welcome, maximum 2, but please bring their own beds. No dogs are allowed on the beds or the furniture in the cottage.***