




McEwan Fraser Legal
Solicitors & Estate Agents
01896 800 440

14 Market Place

SELKIRK, TD7 4BT



Selkirk is a town located in the Scottish Borders region of Scotland. It is situated on the banks of the Ettrick Water, a tributary of the River Tweed, and is surrounded by beautiful rolling hills and lush countryside.

The town itself is small and compact, with a population of around 6,000 people. It has a long history, dating back to the early Middle Ages, and is known for its connections to the famous Scottish hero, William Wallace. Selkirk has several historic buildings and landmarks, including the 16th-century Old Tolbooth, which now houses a local museum, and the 18th-century Haining House.



Despite its small size, Selkirk is a vibrant town with a strong sense of community. It has a range of amenities, including schools, shops, restaurants, and pubs, and is home to several local events and festivals throughout the year, including the Selkirk Common Riding, a traditional Scottish festival that takes place in June.



McEwan Fraser Legal is delighted to present this five bedroom town house in Selkirk.

The property is a development opportunity to create a gorgeous family home. This property is split into three floors.

The ground floor, after entering through the cobbled side street, contains a utility room and the stairs to the main property.

Walking up the stairs and finding the first floor you will see the living room with period features with the cornicing intact, views across the market square and a room that will be back to its glory with very little work.

On this floor you also have a sitting room/fifth bedroom and the kitchen. The kitchen is in very good condition and is the perfect size for the keen chef to cook up a storm.



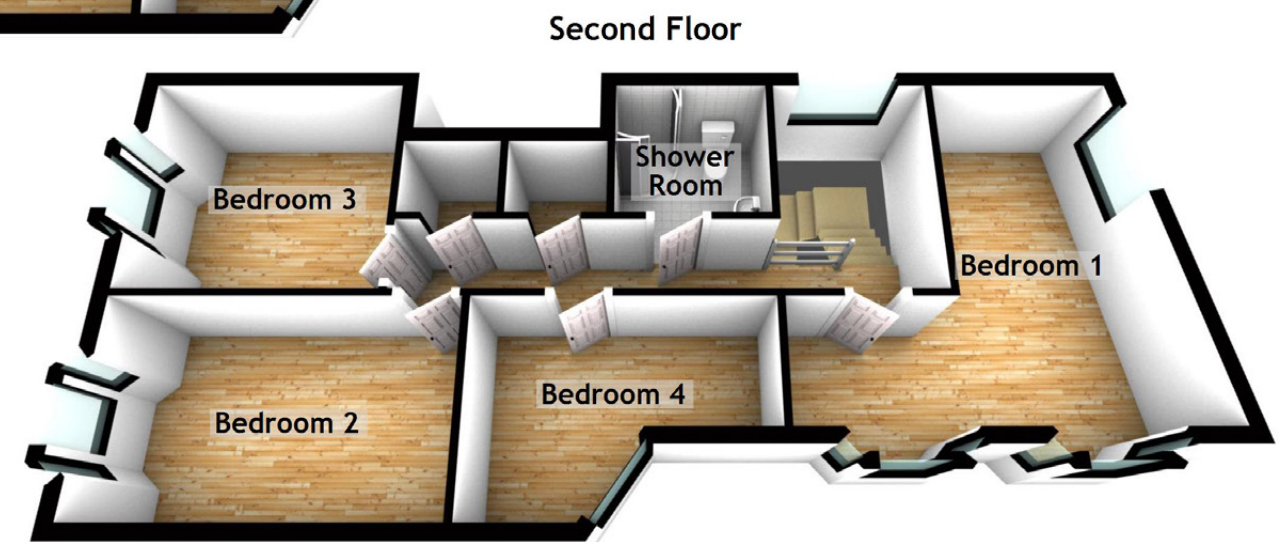
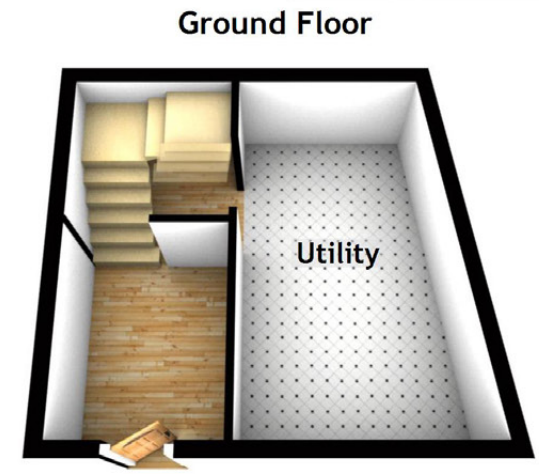
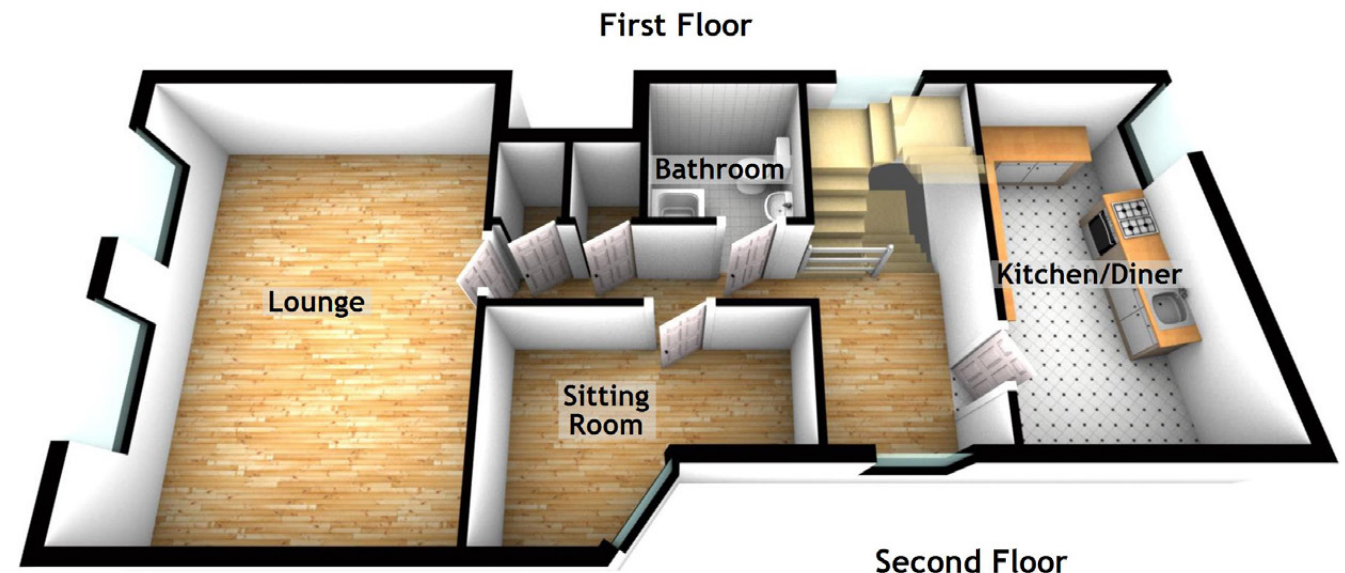
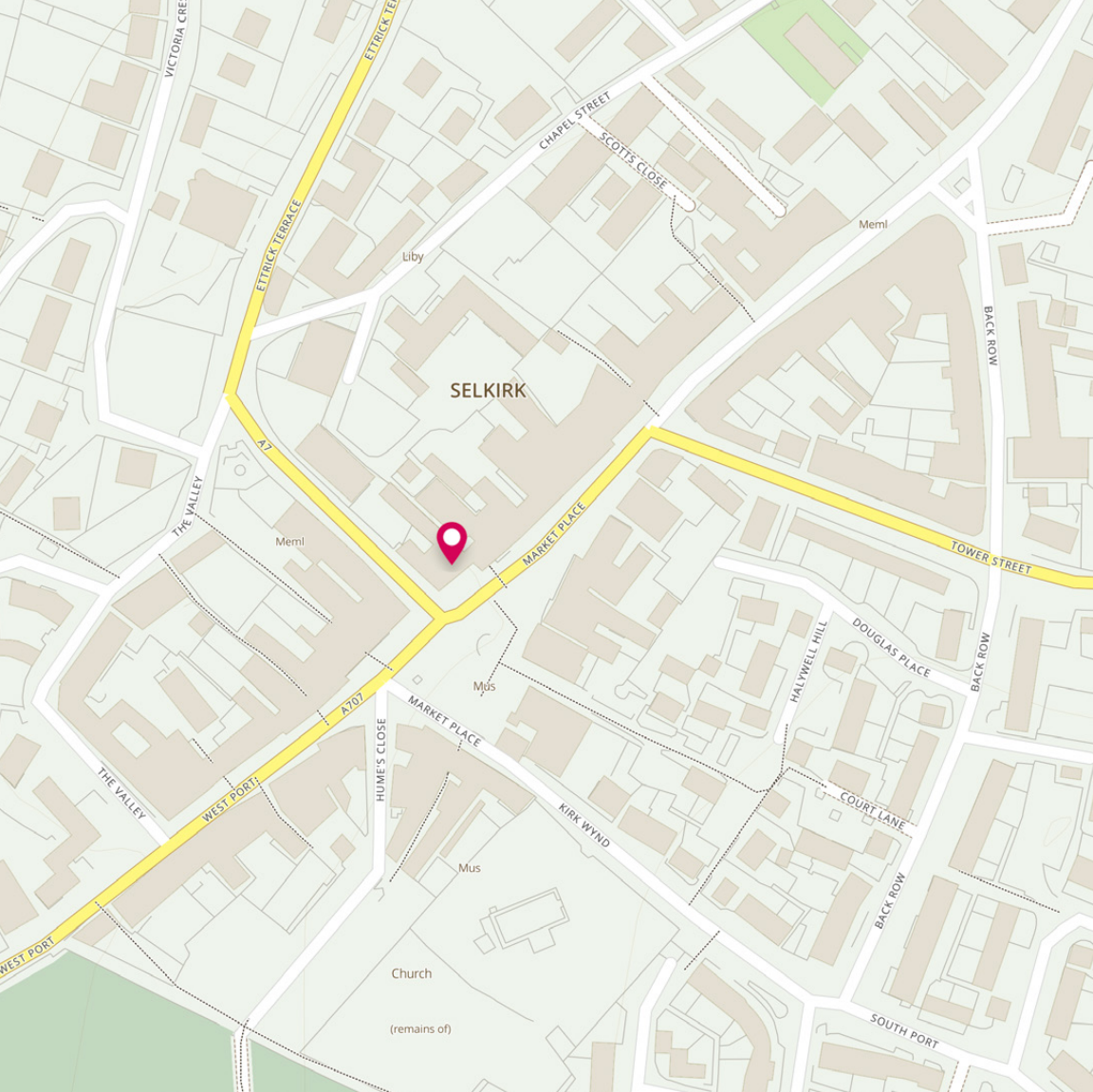
The second floor contains four double bedrooms, two of which have double glazing and all have views across the market square and countryside. You will also find a three piece bathroom suite.

This is a rare opportunity to acquire a semi-rural town house in a fantastic location.



bedrooms & bathrooms





Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR	
Utility	4.48m (14'8") x 2.64m (8'8")
FIRST FLOOR	
Lounge	5.53m (18'2") x 4.20m (13'9")
Kitchen/Diner	4.48m (14'8") x 2.64m (8'8")
Sitting Room	3.64m (11'11") x 2.60m (8'6")
Bathroom	1.84m (6') x 1.82m (6')

SECOND FLOOR	
Bedroom 1	4.37m (14'4") x 4.32m (14'2")
Bedroom 2	4.20m (13'9") x 2.60m (8'6")
Bedroom 3	3.19m (10'6") x 2.83m (9'3")
Bedroom 4	3.35m (11') x 2.63m (8'8")
Shower Room	1.95m (6'5") x 1.78m (5'10")

Gross internal floor area (m²): 165m²
EPC Rating: E



PROPERTY VIEWS



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer