



40 Heatherlie Terrace is a deceptively spacious 4 bed detached property, which has a number of very pleasing features and offers a versatile layout which could be ideal for those who wish to run a business from home as it incorporates an office or consulting room with its own entrance door and a WC. Reached either from the spacious kitchen/dining room or to the rear from its own door, the lower ground floor could almost suit as a separate flat, perfect as guest accommodation or to those with an extended family and/or regular visitors. The house enjoys lovely open outlooks to the rear across onto the Linglie Hills and to the front there are pull in parking bays providing useful and easily accessible parking.

The accommodation consists of Ground Floor:- Hall, Sitting Room with fireplace, bright and open Dining Kitchen, Snug/Office with WC. Lower Ground Floor:- Family/Dining Room, Conservatory, Bedroom, Jack and Jill Bathroom, Laundry Room. First Floor:- 3 Bedrooms, Bathroom. Gas central heating. Double glazing. Two floored attic areas.

Externally, steps to either side lead to the easily kept gardens which are mainly gravelled with well stocked terraced rockeries and include a paved seating area beside the conservatory. The steps to the right also access a very useful cellar/garden store which has a sink and closed off staircase.

Positioned around six miles from Railway stations in either Galashiels or Tweedbank, both providing a regular train service to Edinburgh with free parking at Tweedbank, Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are lovely riverside walks along the Ettrick River nearby as well as recreational amenities including the Leisure Centre, rugby ground and cricket club, whilst the town centre as well as the Victoria Park are also both within easy reach.

**Edinburgh 42.5 miles. Tweedbank 6.5 miles. Melrose 8 miles. Hawick 11.5 miles. Galashiels 6 miles.
(All distances are approximate)**

Location:

Selkirk is a popular market town situated on the banks of the Ettrick Water. With a range of independent shops, hotels and pubs plus a small supermarket and several places to eat. Local tourist attractions include Bowhill House and Country Park, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose. Local sports teams include Selkirk Rugby Football Club and Selkirk Cricket Club and there is also a swimming pool, and a nine-hole golf course within the town. Local festivals include the historic Common Ridings held in the summer which is of particular note.

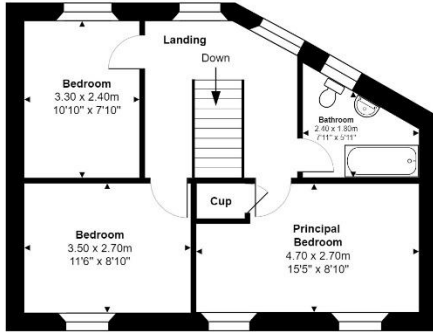
There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. There is a doctor's surgery in the town, both primary and secondary schooling and the Borders General Hospital, the largest hospital in the Scottish Borders, is only ten miles away on the fringes of Melrose.

Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank both of which are approximately six miles away. There is also a bus service, which passes through the town, which runs from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns.

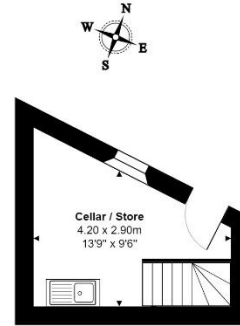
Edinburgh International Airport offers an excellent choice of destinations and is approximately 46 miles away, as does Newcastle International Airport which is 67 miles away.



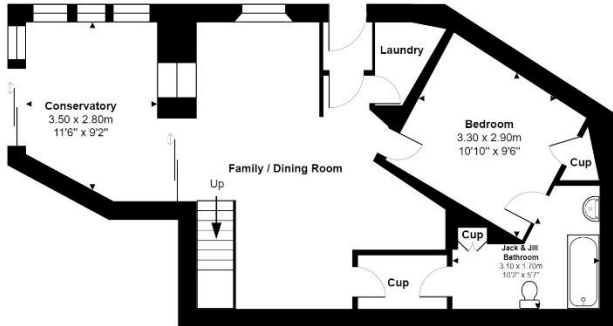
40 Heatherlie Terrace Selkirk TD7 5AH



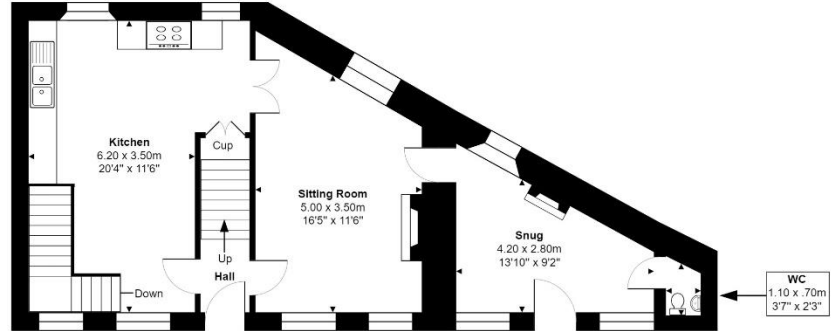
1st Floor



Cellar / Store



Lower Ground Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY



Directions:

For those with satellite navigation the postcode for the property is: **TD7 5AH**, but please note that this may take you to Heatherlie Park, which is close by. Travelling either North or South bound into Selkirk, turn into West Port from Market Square and continue down the hill and past The Green, which will be on your right hand side, onto Heatherlie Terrace. Number 40 sits on the right, almost opposite the junction with Ettrick Road.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water and drainage. Gas fired central heating. Double glazing.

Outgoings:

Scottish Borders Council Tax Band Category: E

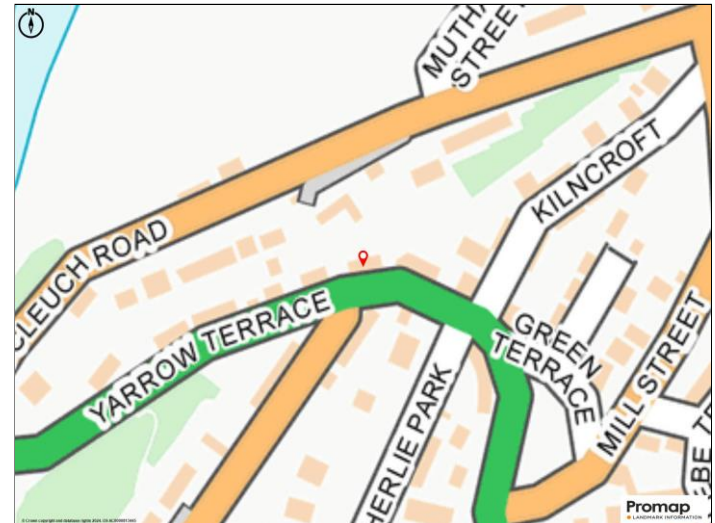
EPC Rating:

Current EPC: D64

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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