



**Laurel Bank is an immaculately presented and spacious five-bedroom detached house situated on the Southern fringes of Selkirk. With stunning views over the rolling countryside the property occupies an enviable position with the most attractive garden which is a particular feature.**

**Only a short distance from the town centre, it lies seven miles from Tweedbank where the new Borders Railway has a station, running to Edinburgh. The A7 road link is also close-by which provides excellent access to Edinburgh, Carlisle and other Border towns.**

**Internally, the property comprises five bedrooms, two ensuite shower rooms, a family bathroom, a sitting room, a dining room, a family room, a dining kitchen, a utility room and downstairs shower room. A spacious attic, accessed by loft ladder provides excellent additional storage, offering potential to extend, subject to the necessary permissions.**

**Externally, there is extensive driveway parking, bounded by attractive drystone walls, plus a garage with workshop/utility off. The garden surrounds the property with a lawn predominantly to the front with a variety of border plants and shrubs. A patio area, to the side, and a summer house equipped with a bar and sauna provides an excellent space to enjoy the views.**

**With all amenities close at hand, the property is situated in a very accessible and popular location in the Central Scottish Borders.**

**Edinburgh 47 miles. Tweedbank 7 miles. Melrose 8.5 miles Hawick 10 miles**

**(All distances are approximate)**

## **LOCATION:**

Laurel Bank is located on the Southern fringes of the popular market town of Selkirk, situated on the banks of the Ettrick Water. With a range of independent shops, hotels and pubs plus a small supermarket, there is a popular delicatessen, and numerous 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 primary and secondary schooling within the town as well as a doctor's surgery. The Borders General Hospital, the largest hospital in the Scottish Borders is only eight miles away, on the fringes of Melrose.

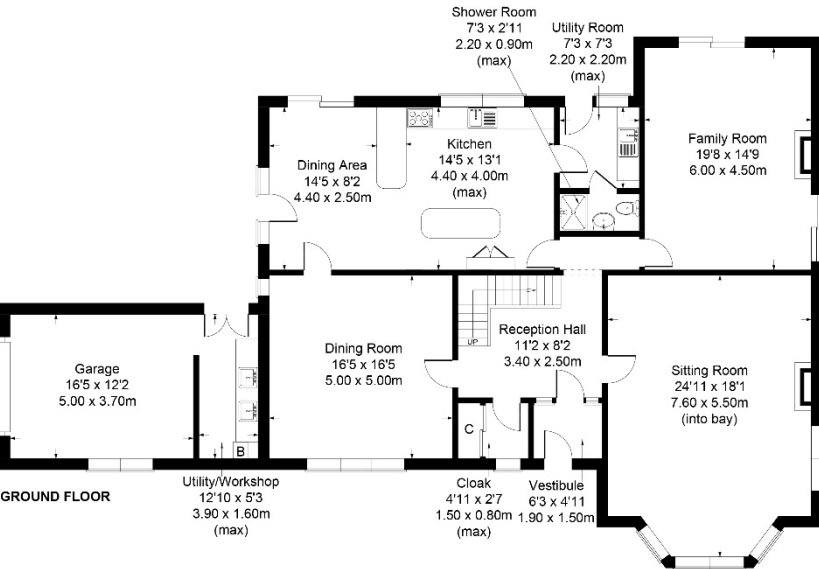
Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank both of which are approximately seven 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 47 miles away, as does Newcastle International Airport which is 67.5 miles away.

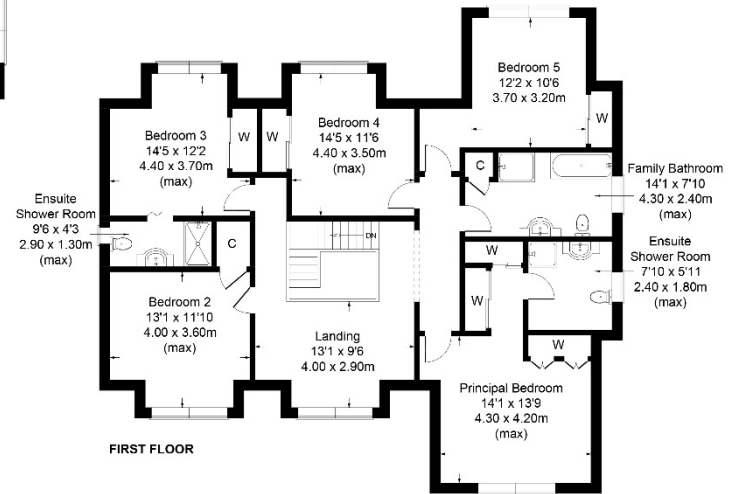




Laurel Bank, 6 Peelgait, Selkirk, TD7 4DW  
 Approximate Gross Internal Area  
 3508 sq ft - 325 sq m



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### Directions:

For those with satellite navigation the postcode is: TD7 4DW  
Coming from Edinburgh take the A7 South to Galashiels. Proceed through Galashiels on the A7 signposted Hawick/Selkirk.

As you enter Selkirk, continue through the town. On leaving the town you will come to a petrol station on your right. Turn next right onto The Loan, and first left into Deer Park. Proceed down the hill and left again onto Peelgait. Proceed forward and you will come to Laurel Bank on your right hand side.

Coming from Hawick take the A7 North into Selkirk. On entering the town, take the first left turn before the petrol station and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale. Some items may be available by separate negotiation.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: G

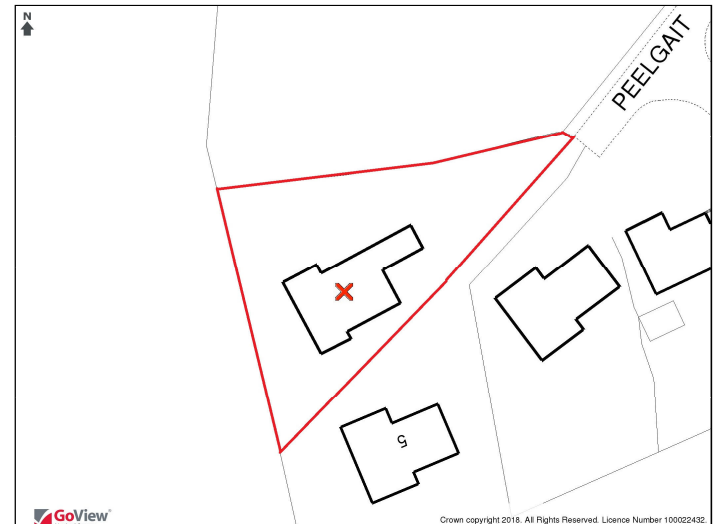
#### EPC Rating:

Current EPC: D68

#### 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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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