



3 Beechbank Cottages is a two-bedroom flat occupying the ground floor of a charming period property located within a well established and conveniently placed residential area, which has the High Street, Bowling Green and doctors surgery all within easy reach. The property provides easily kept accommodation, ideal for the singleton or couple, with a sun room giving extremely useful and adaptable additional living space. Of particular note is the surprisingly large and abundantly stocked tiered garden to the rear, perfect for the gardening enthusiast, which encompasses a lovely section of decking as well as a strategically positioned little summerhouse which gives an ideal vantage point from where to enjoy the fabulous views.

Internally the property comprises of:- a sitting room which accesses the sun room, two bedrooms (one with a very large and deep built in wardrobe, the other used as a crafts room: perfect for a study/occasional guests), a shower room with multi-function shower unit, a compact kitchen and a super walk in pantry style cupboard currently housing the fridge freezer and washing machine.

Externally, to the front there is a well stocked garden and on street parking. At the rear steps and a path meander up and through the tiered gardens which include a section of decking, two sheds, a greenhouse and a summer house. There is a wonderful selection of flowering plants, colourful climbers and shrubs along with numerous fruit bushes and scope for a kitchen garden. An outhouse gives handy extra storage.

Selkirk is well placed for travel to many surrounding towns and major employers and is well served by public transport, plus has the railway station at Tweedbank in easy reach.

**Edinburgh 47 miles. Tweedbank 7 miles. Melrose 8.5 miles Hawick 10 miles
(All distances are approximate)**

Location:

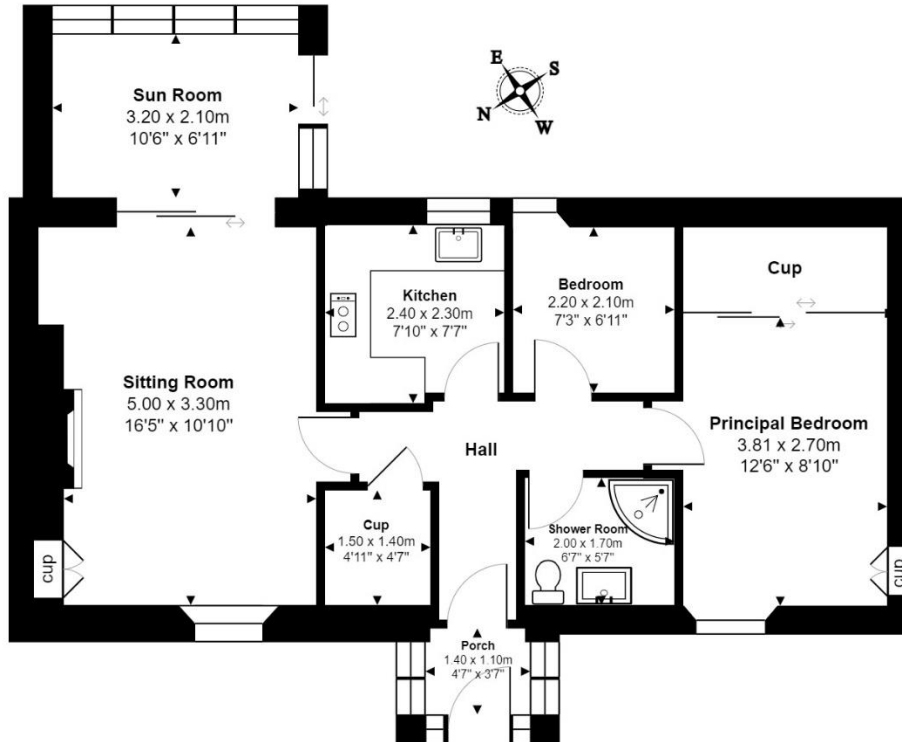
The popular market town of Selkirk is situated on the banks of the Etrick Water and caters well for everyday needs with a range of independent shops and several eateries. Local tourist attractions include Bowhill House and Country Park, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre. 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 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 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.



3 Beechbank Cottages Selkirk TD7 4ET



FOR ILLUSTRATIVE PURPOSES ONLY



Directions:

For those with satellite navigation the postcode is: TD7 4ET

Coming from the South, proceed into Selkirk and down the hill. Turn immediately right after Selkirk High School, into High School Lane and turn left at the end onto Dovecot Park. Take the next available left onto Beechbank, and Number 3 sits on the left-hand side.

Coming from Galashiels take the A7 South and follow the road into Selkirk. Proceed up the hill and turn left onto Raeburn Place, turning into Shawburn Road which becomes Bleachfield Road and then onto Scotts Place. Turn left into Dovecot Park and take the first right into Beechbank. Number 3 sits on the left-hand side.

FURTHER INFORMATION:

Fixtures and Fittings:

It should be noted that the sitting room carpet is specifically excluded but there are several items which can be included if wanted, which may prove useful to the first time buyer or rental investor.

Services:

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

Outgoings:

Scottish Borders Council Tax Band Category: A

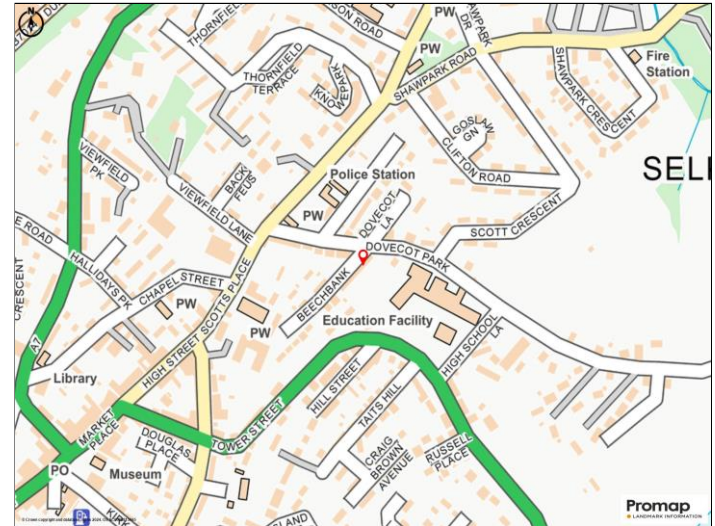
EPC Rating:

Current EPC: D56

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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