

HASTIN^{LEGAL}&S



42 High Street

Selkirk, TD7 4DD



4 bed



2 public



2 bath



This Charming Townhouse Style Apartment Is Set In A Convenient Location Close To Shops, Amenities And Transport Links, This Impressive Period Apartment Is Perfect As A Starter Home With Scope For Personalising And Upgrading, Or Indeed As A Buy-to-let.



42 HIGH STREET

An ideal home for those looking for spacious and central accommodation; 42 High Street offers a versatile home with an ease of maintenance, and provides obvious scope as a buy-to-let investment with great opportunity to modernise further.

This charming and incredibly well-proportioned Victorian townhouse is positioned in the heart of the vibrant town of Selkirk. Formerly the Baker's House, the property opens to a shared hallway with the private main door set to the far end. The first floor opens to bright and well-appointed public space – with a fitted kitchen and an open plan aspect lounge and dining area overlooking the town below. A fourth bedroom, or home office, is also positioned on this level. The second floor extends to four double bedrooms, a family bathroom and a shower room, with plenty of in-built storage throughout.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

ACCOMMODATION LIST

Entrance & Stairwell, First Floor Landing, Kitchen, Living & Dining Area, Bedroom Four/Home Office, Upper Landing, Three Double Bedrooms, Shower Room, Bathroom.

HIGHLIGHTS

- Excellent Location within Central Selkirk
- Charming Character Property
- Flexible Layout & Scope to Modernise
- Swift Access to Border Interchange at Tweedbank & Galashiels
- Range of Nearby Amenities

COUNCIL TAX

Band C.

ENERGY EFFICIENCY



Band D.

MEASUREMENTS

See Floorplan

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Fixed Price £78,500 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.