



**Geo. & Jas. Oliver W.S.**  
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**RESIDENTIAL BUILDING PLOT AT ANDERSON ROAD, SELKIRK TD7 4EB  
EXTENDING TO 0.06 ACRES WITH OUTLINE PLANNING PERMISSION**

**OFFERS AROUND £40,000**



# RESIDENTIAL BUILDING PLOT AT 4 ANDERSON ROAD, SELKIRK OFFERS AROUND £40,000



We are delighted to offer for sale this attractive residential building plot with Outline Planning Permission, extending to approximately 0.06 acres, set in a much sought-after residential area within easy walking distance of all local amenities.

## **LOCATION:**

The property is ideally located in a popular residential area within easy walking distance of all town centre amenities; with a good selection of small local shops, as well as excellent Primary and Secondary schooling, with a wider range of major retail outlets found in both Hawick (approx. 12 miles) and Galashiels (approx. 6 miles). 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. Selkirk is surrounded by beautiful countryside with rolling hills and scenic valley, popular with those who have an interest in country and equestrian pursuits, walking, golfing and other sporting activities.

**SERVICES:** Gas, electricity and water connections available nearby.

**PLANNING:** Planning Permission was granted in principle by Scottish Borders Council, Planning Reference 18/01472/PPP. Copies can be obtained from this office upon request.

## **Planning Authority:**

Scottish Borders Council Planning  
Department  
Regional Headquarters  
Newtown St. Boswells  
Tel: 01835 823301

## **Sewerage**

SEPA  
Burnbrae  
Mossilee Road  
Galashiels  
Tel: 01896 752425

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

