



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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5 Buccleuch Road, Selkirk, TD7 5DL

Offers over £148,000





5 Buccleuch Road Selkirk, TD7 5DL

- Superior Two Bedroom Apartment
- Immaculately Presented
- Recently Refurbished
- Riverside Walks Nearby
- Architect Plans Available for Attic Expansion
- Fine Period Features
- Two Public Rooms
- Gas Central Heating
- Superb First-Time Buy
- Second Home / Investment Potential

We are delighted to bring to the market this exquisite two-bedroom maisonette, meticulously restored by its discerning owners to a very high standard. This charming residence seamlessly blends historic character with modern comforts, featuring beautifully exposed feature-stonework and intricate plaster cornicing that highlight the craftsmanship of a bygone era. Every detail of this home has been carefully curated, ensuring a unique and refined living experience. The property is located just a stone's throw from peaceful riverside walks and the beautiful Victoria Park, which is also home to the Selkirk Leisure Centre. A wide range of local amenities and facilities are within easy reach within Selkirk town centre just minutes away.

ACCOMMODATION

- ENTRANCE STAIRCASE - HALLWAY - LOUNGE - GUEST BEDROOM - KITCHEN - SHOWER ROOM - LIVING ROOM - SNUG - PRINCIPAL BEDROOM -



Internally

The property is entered via a timber door into a welcoming staircase which leads up to the first floor hallway. The spacious lounge features fine plaster cornicing and an exquisite fireplace, creating a warm and inviting ambiance. The living room is adorned with rich, tartan wallpaper and a rustic stone wall that perfectly complements the wood burning stove. This room exudes warmth and charm, making it an ideal spot to unwind. The guest bedroom boasts large windows that allow natural light to flood in, highlighting the two tartan-panelled walls which add character to the space. The well-appointed kitchen combines contemporary functionality with classic style, providing perfect space for both everyday meals and entertaining guests. A staircase leads up to the second floor landing which provides a very versatile space, currently used as a TV snug but ideal as a home office or occasional living space. The spacious principal bedroom offers a tranquil retreat with its neutral colour palette, walk-in wardrobe and ample natural light from two skylights.

Kitchen

The well-appointed kitchen is fitted with traditional shaker-style cabinetry overlaid with wood-effect worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, 4-burner gas hob with extractor hood and washing machine. There is space for a freestanding fridge freezer. There is also space for a freestanding tumble dryer conveniently tucked away within the large pantry.



Shower Room

This stylish shower room features a classic pedestal sink and WC complemented with red and cream feature tiles which add a touch of elegance to the space. There is a modern shower enclosure with mixer shower fitted with easy to maintain laminated splashbacks.

Externally

There is a charming entrance courtyard space to the side of the property which welcomes you with lush greenery and vibrant plants, creating a peaceful oasis to enjoy a cup of tea or simply relax in the fresh air.

Location

The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Ettrick Water. Positioned around six miles from railway stations in both 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 excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is a variety of outdoor pursuits in the area including fishing on the Rivers Ettrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.

Outbuildings

There is an outside store located within the courtyard which benefits from mains power.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale. Chandelier light fittings are not included within the sale, however these may be available by separate negotiation.

Services

All mains are available. Gas central heating and double glazing.

Council Tax

Band A.

Home Report

A copy of the Home Report can be downloaded from our website.

EPC

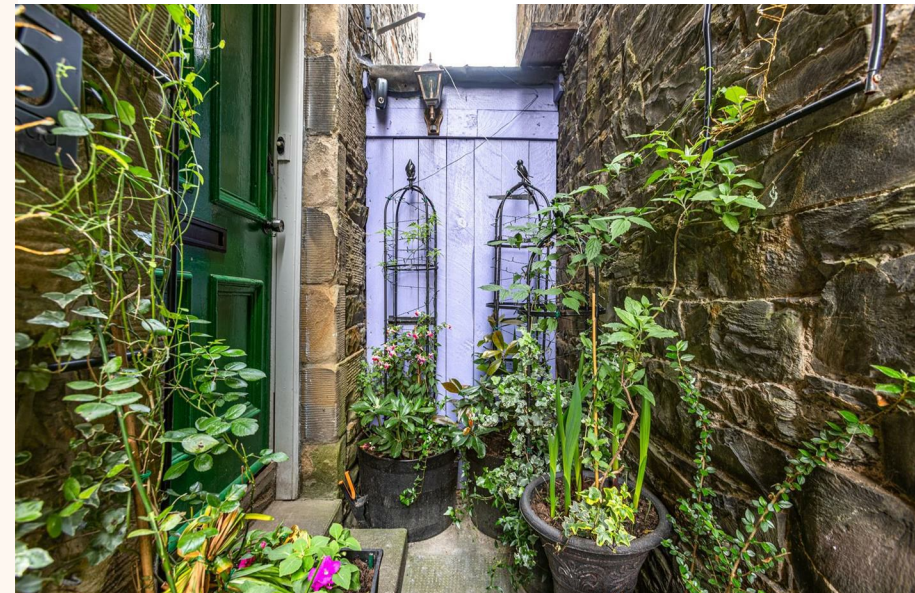
Energy Rating E.

Viewings

Viewings are strictly by appointment through James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.



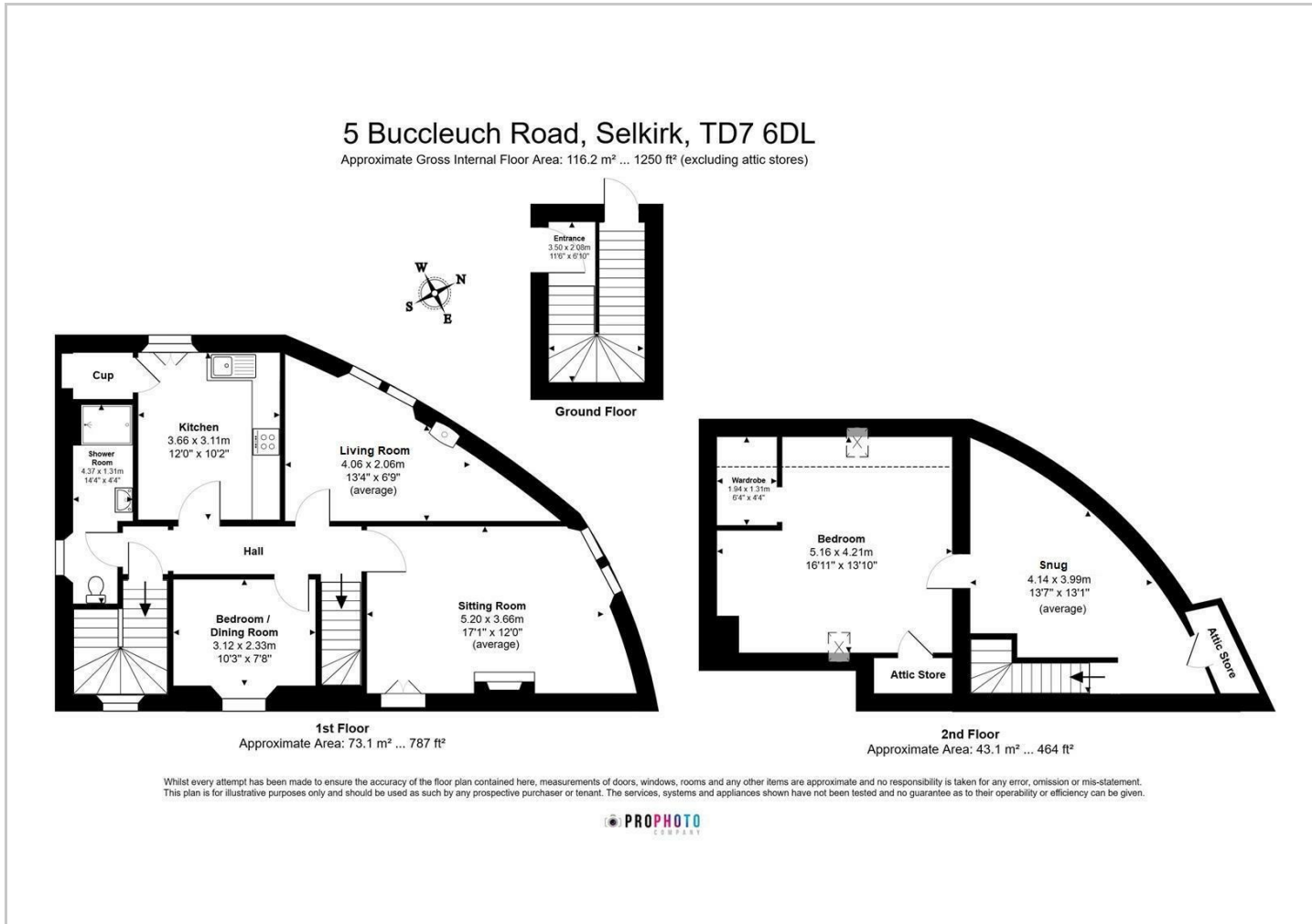


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STURROPS

Fillin Station

Fillin Station
1800 STURROPS
01273 811111

Floor Plans



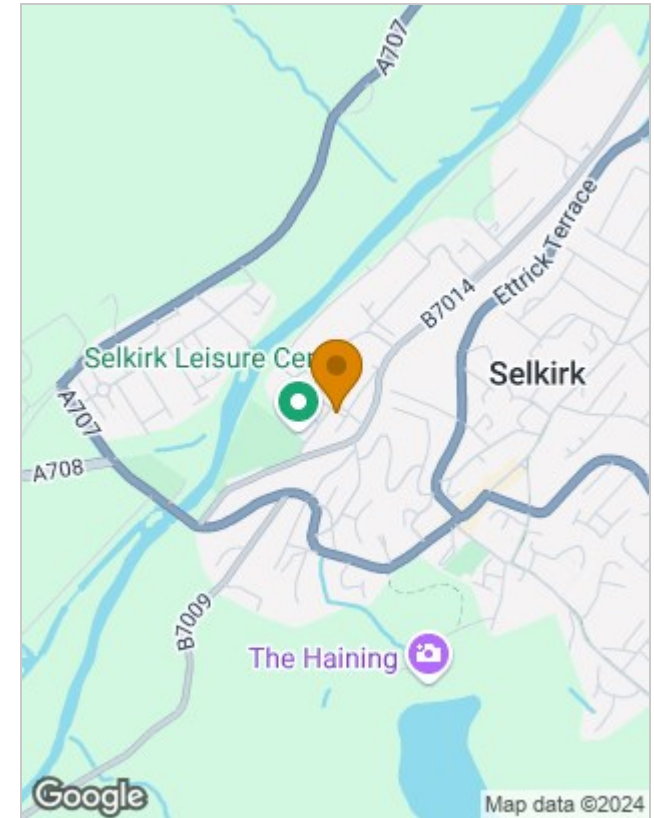
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

