



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk

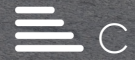


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2 Heatherlie Terrace, Selkirk, TD7 5AH

Guide price £320,000





2 Heatherlie Terrace, Selkirk, TD7 5AH

- Substantial Period Apartment
- 232 sq.m. / 2497 sq.ft.
- Superb Dining Kitchen
- Outhouse
- Ideal Family Home
- Grade C Listed
- 4 Bedrooms - 3 En-Suite
- Large Gardens
- Close to Town Centre
- Unrestricted On-Street Parking

We are delighted to bring to the market this exceptional four- bedroom apartment forming the ground floor of a magnificent Grade C-Listed detached building close to Selkirk town centre.

The building was constructed in 1878 forming a mixed commercial and residential premises. The property was more recently converted into full residential use in around 2008, now forming two beautiful apartments.

The property boasts very spacious accommodation equating to 232 sq.m / 2497 sq.ft., and masterfully blends traditional charm with modern convenience, perfectly suited for a family seeking their forever home. The property further benefits from gas central heating, original period features and generous private gardens.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - FAMILY KITCHEN - INNER HALL / STUDY - 4 DOUBLE BEDROOMS (3 EN-SUITE) - SHOWER ROOM - UTILITY ROOM - INTEGRAL STORE / WORKSHOP -



Internally

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home – a superb dining kitchen. This impressive space features a large island, making it perfect for family gatherings and entertaining. The kitchen is well-appointed with high-quality fixtures and fittings, ensuring a contemporary cooking experience.

The apartment boasts four generously sized double bedrooms, three of which come with their own en-suite bathrooms, offering privacy and comfort for all family members. Each bedroom is tastefully decorated, maintaining the property's elegant charm while providing ample storage space.

The large sitting room is a highlight, offering a comfortable and inviting space to relax and unwind. The room is beautifully presented with modern décor, traditional features and a woodburning stove creating a warm and welcoming atmosphere.

The internal layout of the property is designed for ease of living and functionality, with thoughtful details and high-quality finishes throughout. The apartment also benefits from a utility room, ensuring practicality and additional storage.

Kitchen

The highlight of this home is undoubtedly the stunning dining kitchen (8.36m x 4.23m), which features a large solid walnut topped island unit, Aga stove, and a double Belfast sink. The kitchen is designed for both functionality and style, with ample storage and counter space, making it a perfect spot for family gatherings. Adjacent to the kitchen is the large utility room which provides additional storage and laundry facilities, ensuring the main kitchen remains clutter-free.





Bathroom Facilities

The master en-suite is a very relaxing space fitted with a 5-piece suite including his and hers vanity sinks, WC, freestanding bath and large shower enclosure with mixer shower and glass screen. The room is adorned with natural stone tiles providing a hotel quality feel.

The shower room is fitted with a modern functional 3-piece suite including WC, vanity basin and large shower enclosure with mixer shower and fresh white tiling.

The second bedroom en-suite is fitted with a modern 3-piece suite including WC, basin and bath with mixer shower and vibrant wall tiles.

The third bedroom en-suite is fitted with a modern 3-piece suite including WC, basin and large walk-in shower enclosure with mixer shower and tiled splashbacks.

Externally

The property boasts a large fully-enclosed rear garden that features a well-maintained lawn, patio, and decking area, perfect for families and outdoor entertaining. The garden's mature trees and shrubs add a sense of seclusion and tranquility.

Outbuildings

There is an integral store / workshop accessed from the rear garden which provides a great space for bike storage and outdoor furniture. The store benefits from mains power and lighting. There is also a timber shed within the rear garden providing additional storage.

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 the Railway stations in either 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.

Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale. The Aga stove is also included.

Services

Mains gas, water, electric and drainage. Gas central heating.

Council Tax

Council Tax Band C.

Viewings

Strictly By Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by contacting the office.

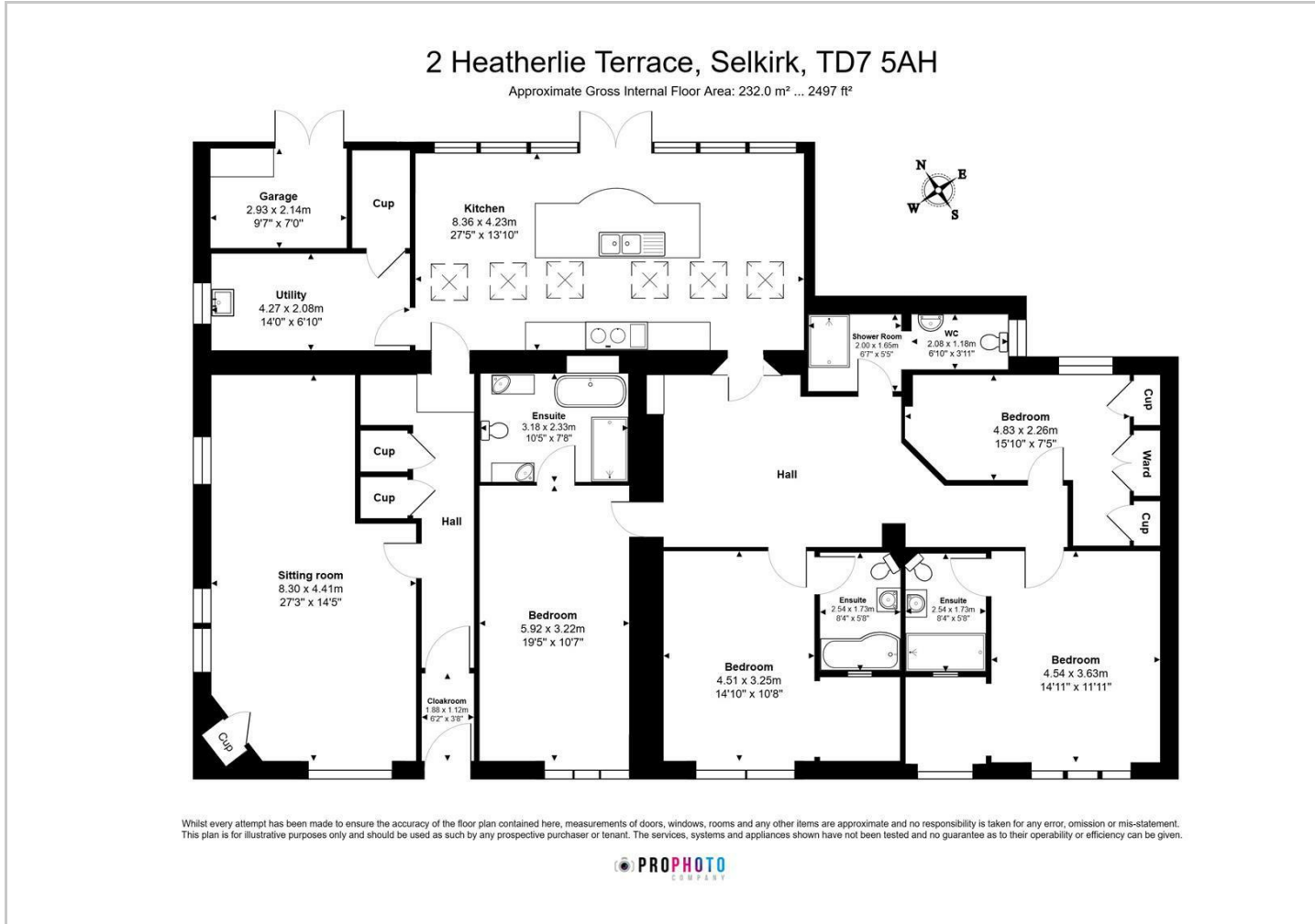
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the Selling Agent). All interested parties are advised to instruct a Note of Interest via their solicitor. In the event of a Closing Date being set, the Seller shall not be bound to accept any offer and the Seller also reserves the right to accept any offer at any time.





Floor Plans



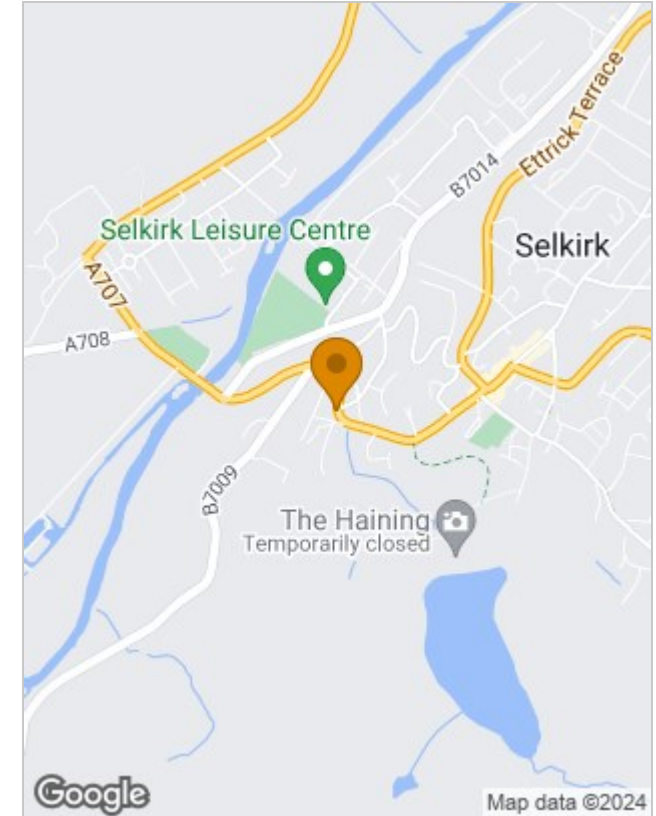
Viewing

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

