



13 Ladyschaw Drive, Selkirk, TD7 4HT

Guide price £155,000





13 Ladyschaw Drive Selkirk, TD7 4HT

- End Terraced House
- Attic Space
- Large Gardens
- Sought-After Residential Location
- Ideal First-Time Buy
- 2 Double Bedrooms
- Modern Fixtures & Fittings
- Private Parking to Rear
- Schooling Nearby
- Downsizing Opportunity

Immaculately presented throughout, 13 Ladyschaw Drive is a stunning two-bedroom end-terrace home located in a quiet and highly desirable residential area close to Selkirk town centre. The property offers stylish modern décor, generous living space and an additional attic space ideal for a home office or hobby room. Outside, the property benefits from large private gardens to the front and rear, perfect for outdoor entertaining. With its bright interiors, quality finish, and peaceful setting, this home is ideally suited to first-time buyers or those seeking a comfortable, move-in-ready property within easy reach of all local amenities and transport links.

ACCOMMODATION

- HALLWAY - LOUNGE / DINING ROOM - KITCHEN - HALL LANDING - TWO DOUBLE BEDROOMS - BATHROOM - ATTIC ROOM -



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Internally

The property is entered via a welcoming hallway that provides access to the main living areas and staircase to the upper floor. The spacious sitting room to the front offers a bright and comfortable space, tastefully decorated with neutral tones and ample room for both lounge and dining furniture. To the rear, the well appointed kitchen opens out to the back garden, creating a natural flow for everyday living.

Upstairs, there are two well-proportioned double bedrooms, both decorated to a high standard and featuring excellent built-in storage. The family bathroom is positioned between the bedrooms, fitted with a modern white suite and fully tiled for easy maintenance. A fixed hit-and-miss staircase leads to the attic room, which provides a versatile additional space perfect for a home office or hobby space.

Kitchen

The kitchen is finished to a high standard with cream shaker-style cabinets, solid wood-effect worktops, and contrasting tiled splashbacks. It includes an integrated gas hob, electric oven, extractor hood, and space for a washing machine and fridge-freezer. The design maximizes workspace and storage while maintaining a clean, contemporary aesthetic. A large window overlooks the rear garden, and a door provides direct outdoor access – ideal for family living or entertaining.

Bathroom

The stylish bathroom is fitted with a three-piece white suite comprising a bath with shower over, pedestal washbasin, and WC. Finished with warm marble-effect tiles throughout, it exudes a modern and inviting feel. A frosted window provides both light and privacy, and the room is completed with chrome fittings and neutral flooring for a timeless look.



Externally

Externally, the property boasts generous private gardens. The rear garden is particularly impressive – a combination of a large lawn area, gravel patio, and paved terrace ideal for seating or dining. It is fully enclosed for privacy and safety, making it ideal for children and pets. A side gate provides vehicular access for private off-street parking if desired. A timber shed provides useful storage, while mature trees and hedges create a natural, peaceful backdrop. The front garden is neatly maintained anwith large patio and well-stocked shrubs surrounded by fencing and hedging.

Ample on-street parking is available for residents and guests to the front of the property.

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.

Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

Services

All mains services are present.

Council Tax

Council Tax Band A.

Viewings

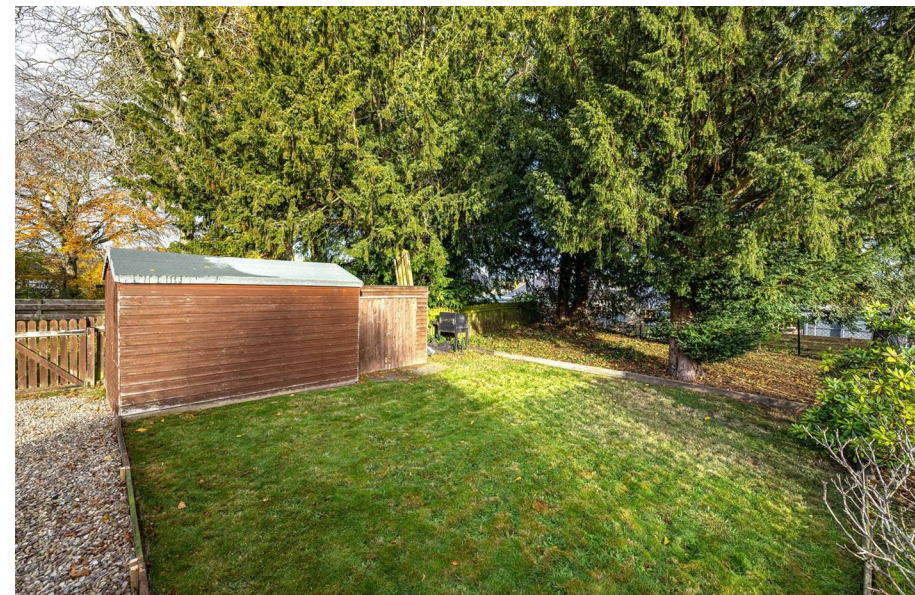
Strictly by appointment via James Agent.

Home Report

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

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

