



**65 Tower Street is a comfortably proportioned and conveniently located two bedroomed semi-detached house, which lies just a short walk for both the town centre and the High School. For those seeking a project, this really is an ideal opportunity, as it has bags of potential and offers great scope for modernisation and general improvement, reflected within the attractive and realistic asking price, which is considerably below the Home Report value (£145,000).**

**Positioned around six miles from 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 lovely riverside walks along the Ettrick River as well as recreational amenities including the Leisure Centre, rugby ground and cricket club.**

**The accommodation consists of Ground Floor:- Hall, Sitting Room with fireplace, good sized Kitchen-Diner. First Floor:- Two Bedrooms, with Shower room reached off split on Staircase. Gas Central Heating. Double Glazing.**

**Externally, there is a small section of gravelled garden to the front. A gate at the side leads through to a grassy area, with monkey puzzle tree. There is a further section of garden to the rear. Additionally there is a spacious cellar which is shared with the neighbouring property, fitted with electric light and power and can be accessed through doors at the back and side of the building.**

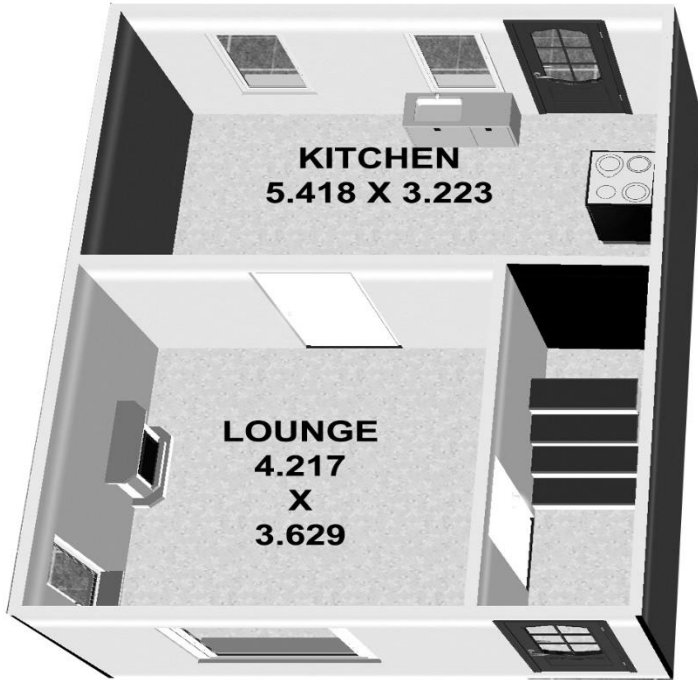
**Edinburgh 38.7 miles. Tweedbank 6.7 miles. Melrose 8 miles. Hawick 10.8 miles. Galashiels 6 miles.  
(All distances are approximate)**

#### **Location:**

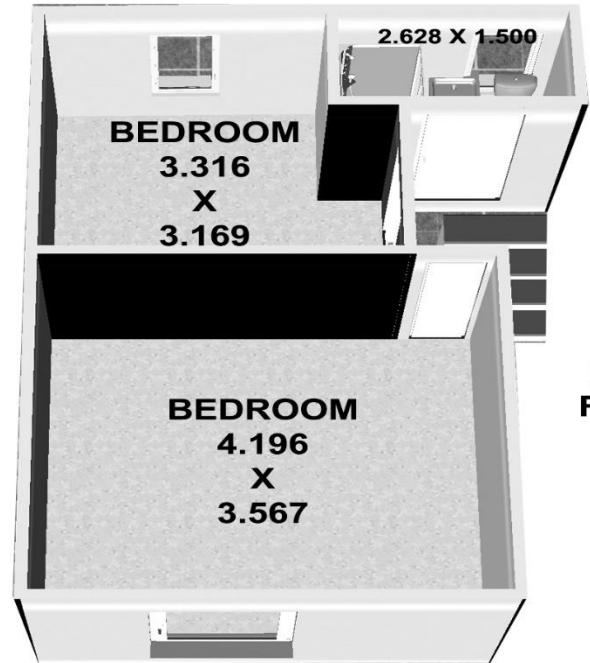
Selkirk is a popular and bustling market town, situated on the banks of the Ettrick Water, and caters well for every day needs with a good selection of independent shops, hotels and pubs plus a small supermarket and several places to eat. Local tourist attractions include Bowhill House and Country Park, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre. Local sports teams include Selkirk Rugby Football Club and Selkirk Cricket Club and there is also a swimming pool, and a nine-hole golf course within the town. Local festivals include the historic Common Ridings held in the summer which is of particular note.

Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank, both of which are approximately six miles away, the latter offering free parking. There is also a bus service, which passes through the town, which runs from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns.

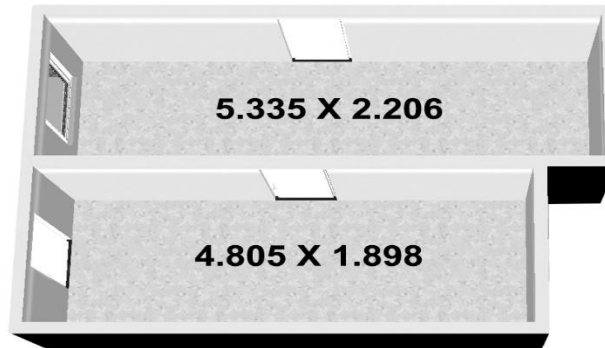




**GROUND  
FLOOR**



**FIRST  
FLOOR**



**CELLAR**

**KITCHEN**  
**5.418 X 3.223**

**LOUNGE**  
**4.217**  
**X**  
**3.629**

**BEDROOM**  
**3.316**  
**X**  
**3.169**

**BEDROOM**  
**4.196**  
**X**  
**3.567**

**2.628 X 1.500**

**5.335 X 2.206**

**4.805 X 1.898**





### Directions:

For those with satellite navigation the postcode for the property is: **TD7 4LS**.

Travelling North bound into Selkirk on the A7, 65 Tower Street sits on the right hand side, near the bend in the road just before the junction with Back Row. From the town centre southbound, it is on the left just after the Back Row junction.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water and drainage. Gas fired central heating. Double glazing.

#### Outgoings:

Scottish Borders Council Tax Band Category: C

#### EPC Rating:

Current EPC: E47

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property  
Tel: 01896 820 226

Email: [enquiries@macphersonproperty.co.uk](mailto:enquiries@macphersonproperty.co.uk)  
Web: [www.macphersonproperty.co.uk](http://www.macphersonproperty.co.uk)