



**‘The Maples’ is a beautiful four bedroomed ‘C’ Listed Victorian property, dating originally from 1860, and subsequently sympathetically extended, we believe around the early 1900’s, with several Arts and Crafts characteristics of that period in situ, such as stunning stained glass for example. Some other features include many shuttered windows, large flagstones in the rear hallway and kitchen, original woodwork and several fireplaces. The house sits within substantial mature gardens to front, side and rear, and was named due to the three maple trees within the grounds. The drive provides plentiful parking and the outbuildings include a stone workshop, suitable as a garage for a small car only but great for bikes, and an original wash house complete with double Belfast sinks. Whilst an element of updating in some areas would now be beneficial, the property has been well maintained both inside and out and it really does provide a delightful home, with a very comfortable feel.**

**The Maples is located within a desirable part of town and, although the address is Heatherlie Park, is accessed from Ettrick Road, which leads into the rear driveway. The town centre is within comfortable reach as are both primary and secondary schools, with Selkirk providing a good range of shopping as well as leisure amenities including the Leisure Centre, rugby ground, cricket club and a nine-hole Golf Course. The Glentress mountain bike trails in Innerleithen are hugely popular and only 15 miles from Selkirk.**

**The accommodation is very comfortably proportioned throughout providing readily adaptable living space and consists of:- Vestibule, Hall, Sitting Room with bay window, Dining Room with marble fireplace, Study/Snug, Breakfasting Kitchen – ideal for casual entertaining and family suppers, Four Bedrooms all with washing facilities, Bathroom, Shower Room, WC’s both up and downstairs. Very Spacious Landing. Gas central heating. Mix of double and single glazing.**

**Externally, the driveway gives ample off-road parking space, and next to the stone workshop there is a store room and a wash house, with a conveniently placed electric car charger to hand. To the rear there is a generous area of garden with greenhouse and to the side an attractive secluded terrace/patio, ideal for al fresco dining and parties. The formal gardens are to the front and laid primarily to lawn, with numerous flowering shrubs and mature trees as well as deep borders and a charming little summer house to the far end.**

**Edinburgh 43 miles. Tweedbank 7 miles. Melrose 8 miles. Hawick 11 miles. Galashiels 6 miles.  
(All distances are approximate)**

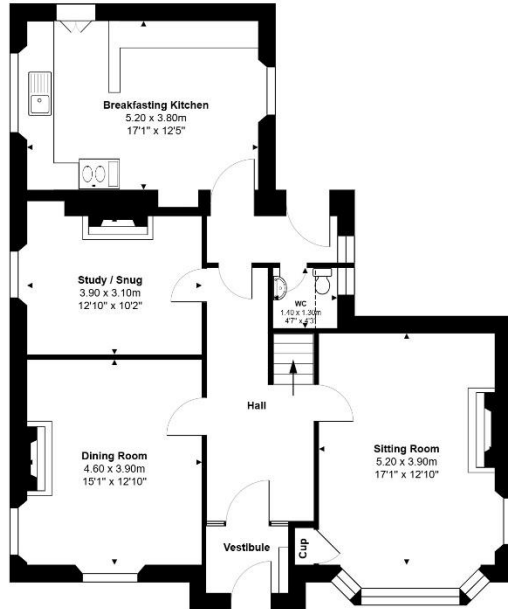
#### **Location:**

Positioned around six or seven 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. Selkirk is a popular and bustling market town, situated on the banks of the Ettrick Water, where lovely walks can be enjoyed, and caters well for every day needs with a good selection of independent shops, hotels and pubs plus a Co-op 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 recently modernised swimming pool, as well as a nine-hole golf course. Local festivals include the historic Common Ridings held in the summer, with Selkirk being of particular note.

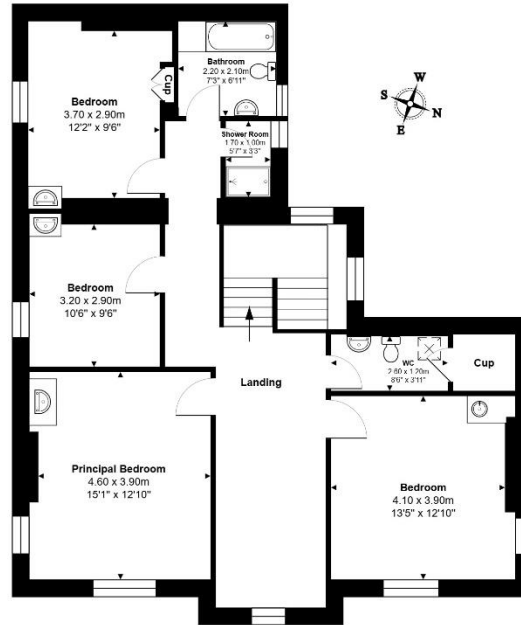




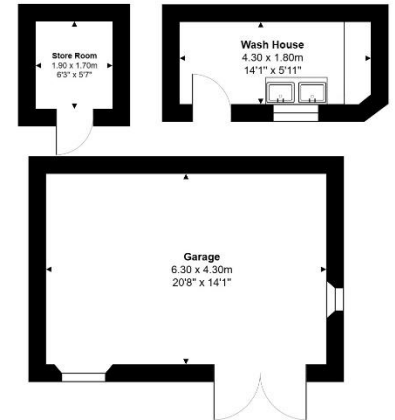
# The Maples, 19 Heatherlie Park, Selkirk, TD7 5AL



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





### Directions:

For those with satellite navigation the postcode for the property is: **TD7 5AL**. Travelling into Selkirk Northbound on the A7, turn left past Market Place into West Port. Follow the road down and along past The Green on your right, then turn left into Ettrick Road at the signpost for Ettrickbridge. The Maples is on the left hand side, adjacent to the little car park, where we would recommend parking if possible. Travelling south bound, turn right into West Port at the junction before coming into the town centre, then follow the directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

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

#### Services:

Mains electricity and gas, mains water and drainage. Gas fired central heating. Shuttered windows and double glazing to almost all windows. Electric car charger point.

#### Outgoings:

Scottish Borders Council Tax Band Category: G

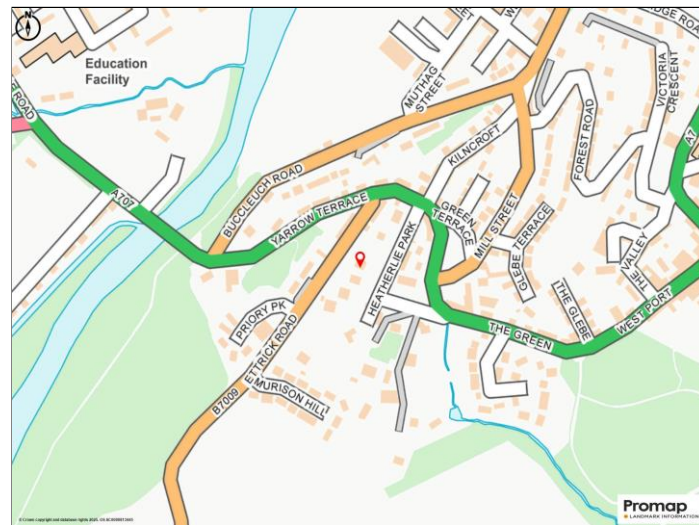
#### EPC Rating:

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.



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