



Flat 1 Corbie Lynn is a comfortably sized two bed ground floor flat, forming part of a converted building with just one property above. Located at the top end of Mill Street, near The Green, it has plenty parking spaces to hand and is just a short walk for the town centre as well as lovely riverside walks and The Haining.

Perfectly suited as a great value first time purchase or rental investment, with a successful track record as such, it is in good decorative order and fitted with gas central heating and double glazing. With no garden upkeep to worry about, it makes it very suitable as a weekend retreat, with Selkirk well placed as a base for travel around the beautiful Borders region.

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 very well served by public transport, with bus stops nearby.

The accommodation comprises: entrance hall, open plan living room/kitchen, inner hall, double bedroom, single bedroom and spacious bathroom with separate shower cubicle.

Externally, there is no garden ground or outhouses but there is plentiful unrestricted parking.

**Edinburgh 42.5 miles. Tweedbank 6.5 miles. Melrose 8 miles. Hawick 11.5 miles. Galashiels 6 miles.
(All distances are approximate)**

Location:

Selkirk is a popular market town situated on the banks of the Ettrick Water. With a range 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 as well as many other attractions in nearby Melrose. 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.

There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. There is primary and secondary schooling within the town as well as a doctor's surgery. The Borders General Hospital, the largest hospital in the Scottish Borders is only ten miles away, on the fringes of Melrose.

Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the 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. 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.

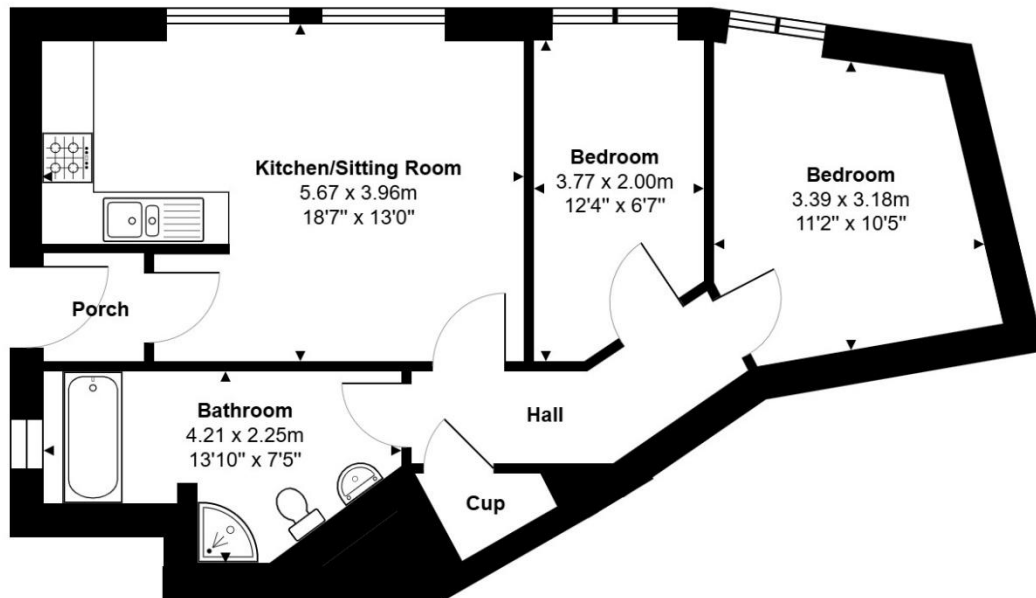
Edinburgh International Airport offers an excellent choice of destinations and is approximately 46 miles away, as does Newcastle International Airport which is 67 miles away.





1 Corbie Lynn Mill Street, Selkirk, TD7 5AD

Approximate Gross Internal Floor Area: 54.3 m² ... 585 ft²



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 5AD** however it should be noted that whilst use of this will take you into Mill Street, it will not take you quite to the correct location. Continue up Mill Street, where Corbie Lynn sits on the left, just past the Lillies Aga premises. Heading towards Selkirk on the A7 southbound, turn right at the Oregon building into Riverside and follow the road round keeping left. Continue along until you come to Mill Street on the left hand side. Follow the road up to the top and Corbie Lynn is on the left just past the Lillies Aga premises. Heading northbound on the A7, keep left past Tonys Tower, then take the left turn past Market Square into West Port. Follow the road down a few hundred metres, turning right at The Green. Corbie Lynn can be seen on the right.

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: A

EPC Rating:

Current EPC: C74

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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