



Forming part of a highly sought after and rarely available small cul-de-sac of just 14 houses, which lies on the fringes of town at the end of the Ettrick Valley, a position which gives absolutely stunning open views, 10 Murison Hill is a very smartly presented and comfortably sized detached 3 or 4 bedroomed property, providing ideal family accommodation with a versatile layout. The sunny south facing garden enjoys a very good level of privacy and is of a size to be easily kept but very useable, with a spacious patio ideal for summer living and dining and a canopy offering shade when needed.

The spacious open plan sitting room/dining room opens to a delightful sun room, altered from a conservatory by the addition of a roof and radiator, to create a lovely every day and all year-round living space. Featuring a bespoke island/breakfast bar the kitchen has excellent storage and includes integrated appliances. Located downstairs, with a WC to hand, the fourth bedroom is used now as a home office but could be ideal as a guest room or for those who find stairs challenging. Upstairs are the three further bedrooms, one of which has a stylish en-suite shower room, as well as the unusually spacious bathroom which takes full advantage of the views and includes a large cupboard.

Although the location and views provide a setting which gives the feel of being in the countryside, the town centre is readily accessible, as are both the rugby and cricket clubs. Selkirk itself is well placed for travel to many of the region's major towns and is well served by public transport, with the railway station at Tweedbank, which offers free parking and brings Edinburgh city centre into a one hour journey, just a short ten minute drive away.

The accommodation comprises: vestibule, hall, open plan sitting/dining room, sunroom, kitchen, 4 bedrooms (one en-suite), bathroom, WC. A floored attic accessed from bedroom two offers very useful storage. Gas central heating. Double glazing.

Externally, there is garden ground with grass and ornamental planting to the front. A paved drive leads to the single garage, which has an up and over door to the front and a door leading out to the rear garden. The south facing rear garden is screened by beech hedging, with a secret gate giving access out onto the fields which lie behind the house. The garden includes a large Yorkstone patio, an area of lawn, mature plants and shrubs and two timber sheds.

Edinburgh 42.5 miles. Tweedbank 7.5 miles. Melrose 8 miles. Hawick 11.5 miles. Galashiels 6 miles.
(All distances are approximate)

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 modernised Leisure Centre/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.

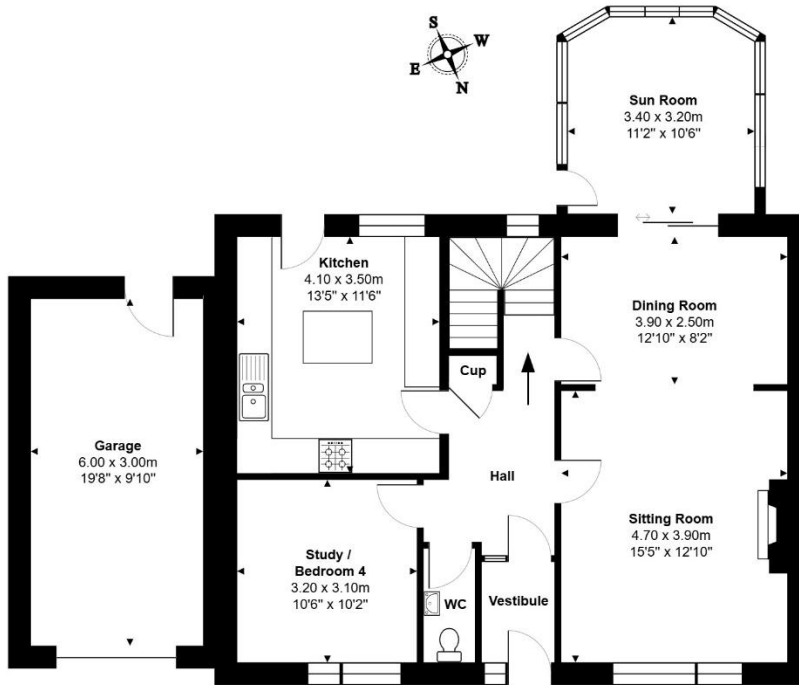
There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. There is a doctor's surgery in the town, both primary and secondary schooling and 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.

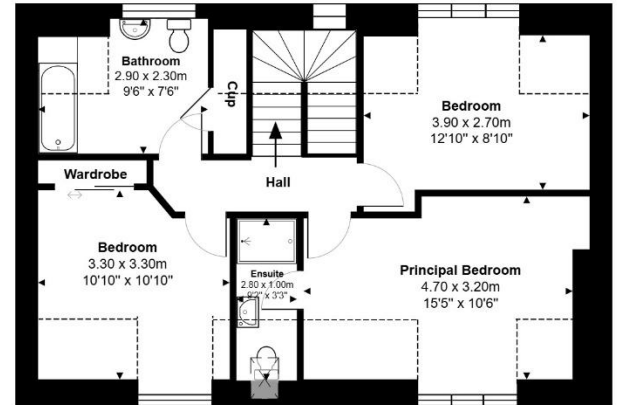


10 Murison Hill, Selkirk, TD7 5AP

Approximate Gross Internal Floor Area: 165.8 m² ... 1785 ft²



Ground Floor
Approximate Area: 105.9 m² ... 1140 ft²



First Floor
Approximate Area: 59.9 m² ... 644 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 5AP**
Travelling either North or South bound on the A7 into Selkirk, from Market Square turn into West Port. Follow the road down past The Green and then turn left into Ettrick Road at the signpost for Ettrickbridge (B7009). Murison Hill is set on the left just as you leave the town. Number 10 is on the right side of the cul-de-sac.

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: F

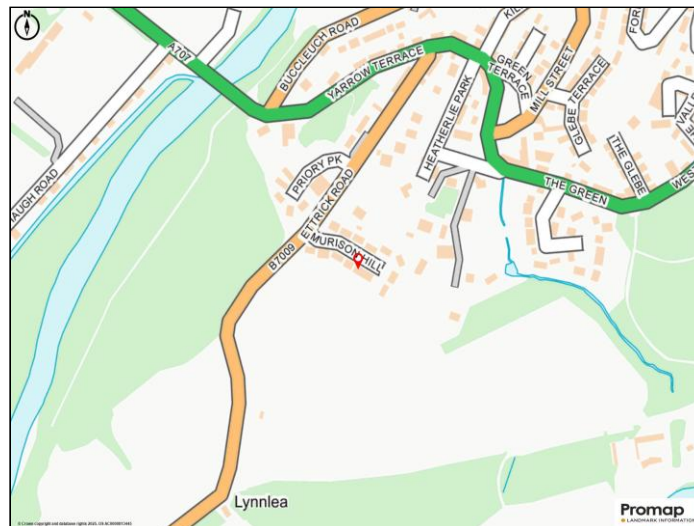
EPC Rating:

Current EPC: C75

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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