



4 Shawpark Drive, Selkirk, TD7 4EF

Guide price £290,000





4 Shawpark Drive, Selkirk, TD7 4EF

- Ideal Detached Family Home
- Spacious Layout
- Large Mono Block Driveway
- Sought-After Residential Location
- Primary & Secondary Schooling Nearby
- 4 Bedrooms
- Large easily maintained Gardens
- Single Adjoining Garage
- Close to Town Centre

4 Shawpark Drive is located within one of Selkirk's most sought-after residential areas. Positioned just a short walk from the town centre, local schools, and the popular Pringle Park, the property offers an ideal setting for family living.

The home provides a spacious and adaptable layout arranged over two levels, offering comfortable accommodation throughout. It features generous gardens, a large private driveway and adjoining garage, creating a superb all-round family home.

Perfectly suited to a growing family, Shawpark Drive benefits from close proximity to both Knowepark Primary and Selkirk High School. Selkirk itself offers excellent road links via the A7 to Edinburgh and other Borders towns, along with regular public transport services. The town boasts a wide range of leisure amenities including a nine-hole golf course, swimming pool and fitness centre, sports facilities, independent shops, and the scenic Haining Estate – ideal for walking and recreation.

ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE/DINING ROOM - KITCHEN - WET ROOM - FOUR BEDROOMS - SHOWER ROOM - GARAGE - STORAGE CELLAR



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Internally

The property is entered via a UPVC front door into a welcoming hallway. From the hallway, there is access to a large sitting room with double windows from both sides allowing for plentiful light. The kitchen is set to the rear of the property with a timber door leading straight out into the rear garden. This is currently closed over by an area of worktop which could be easily removed. The ground floor accommodation is completed with two bedrooms which could also be used as a separate sitting room or home office. A staircase leads to the first floor landing with storage cupboards. There are two large double bedrooms, and a large four-piece shower room.

Kitchen

The kitchen is fitted with a good range of white traditional style wall and base units overlaid with laminated worktops incorporating a single bowl stainless steel sink with mixer tap. Appliances include an electric double oven with 4 ring gas-hob and extractor hood and free-standing washing machine. There are appliance spaces for a freestanding undercounter dishwasher, fridge and freezer.

Shower Rooms

On the ground floor the property benefits from a large wet room fitted with a WC, pedestal hand basin with mixer shower and full height wet wall panelling.

The large first floor shower room is fitted with a 4 piece suite consisting of WC, pedestal hand basin, bidet and shower enclosure with mixer shower and large vanity cupboards overlaid by a white laminate worktop.



Externally

The property benefits from a very generous plot which has been maintained to provide a wonderful low maintenance outdoor living space. To the front, there is a large mono block driveway providing ample parking for two vehicles and also provides access to the garage. There is also an area laid to lawn surrounded by a large beech hedge and sun dial surrounded by decorative paving and stone chips. The rear garden has been predominantly laid to lawn for ease of upkeep and is surrounded by low level hedge rows. Access to a large storage cellar can also be accessed externally.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, gas, electricity and drainage. Gas Central Heating & Double Glazing.

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.

Council Tax

Council Tax Band E.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk

Viewings

Strictly by Appointment via James Agent.

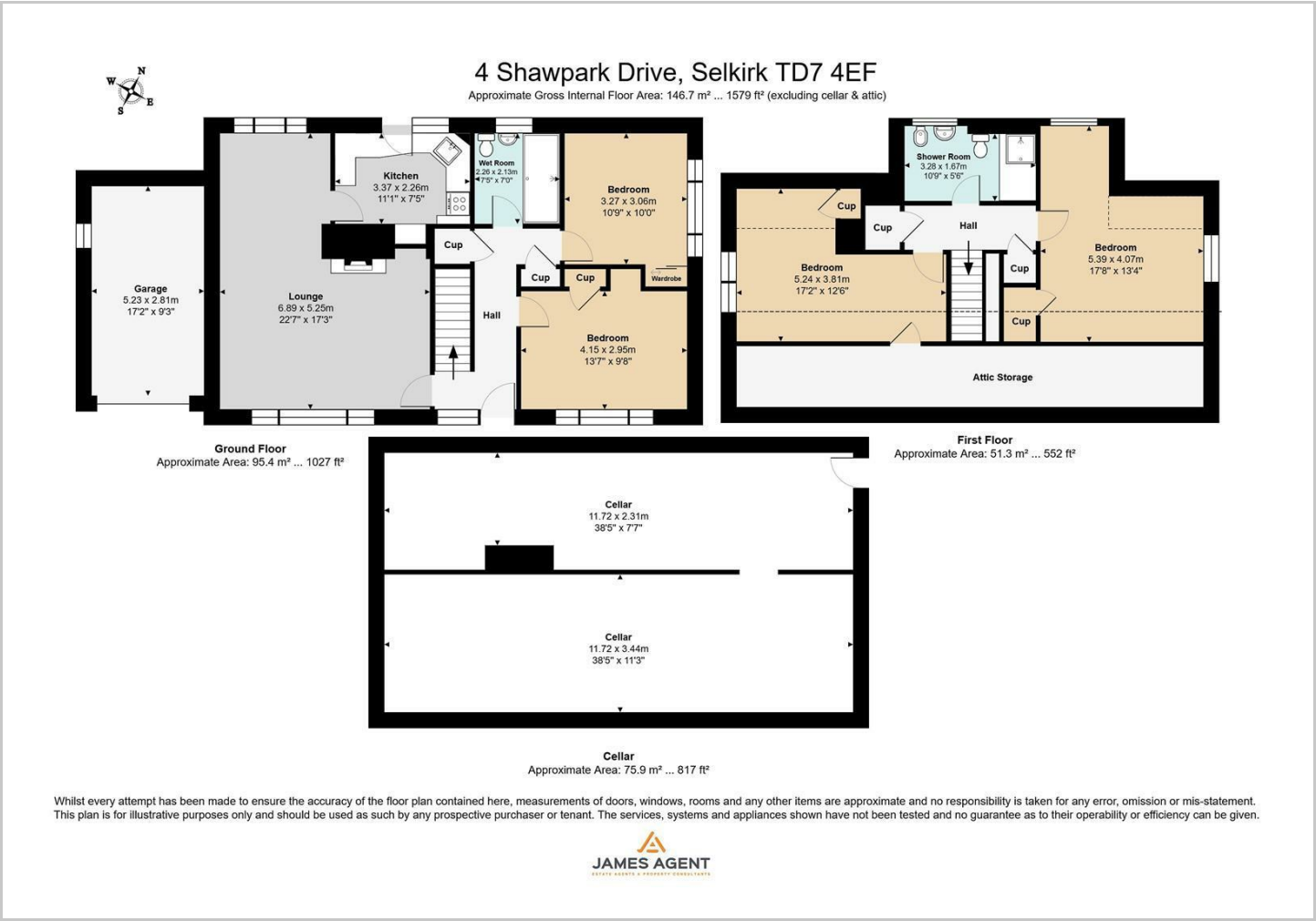
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



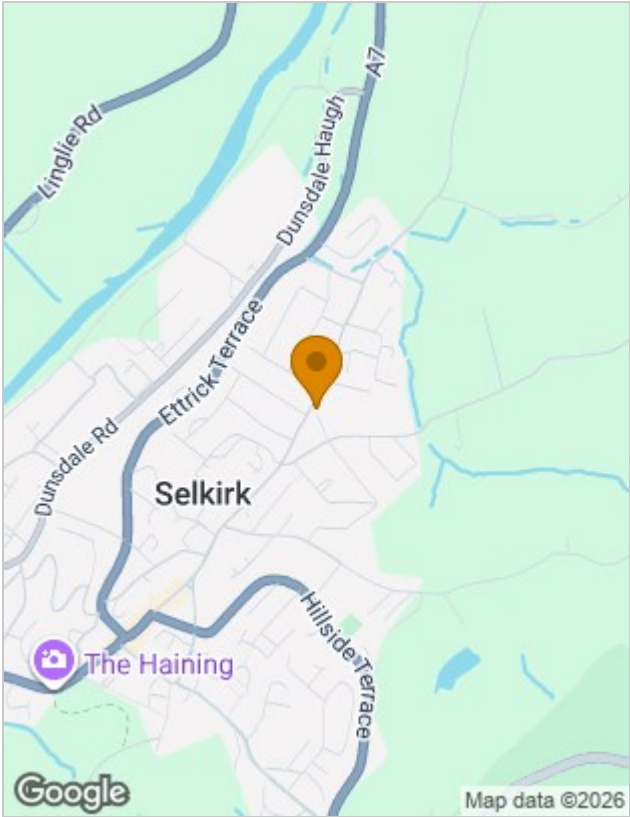
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

