



Ivanhoe is a unique and quite exceptional ‘C’ Listed converted Church, dating back originally to circa 1860 and recently fully and sympathetically converted to full residential status. The present owners have retained and enhanced the character of the building both inside and out, with the décor and fittings totally in keeping with the special feel a property such as this merits to create a fabulous and stylish home, whether for permanent residence or as a well located holiday home/getaway; be that for either personal or commercial use, as an Airbnb for example. The large open plan living space is ideal for those who work from home and/or need studio space.

The interior abounds with stunning features such as restored stained glass windows, a hand built kitchen reclaimed from the church pews, a feature top floor window, new bespoke double glazed windows and beautiful glass and oak staircase, both built and installed by a local craftsman, and replaced cast iron radiators – to name but a few. Outside the property is fully enclosed and benefits from very useable but easily kept garden space which accommodates parking for two cars, with an electric car charger in situ.

Original doors open to a vestibule, in turn leading into the exceptionally spacious accommodation, which is predominantly open plan with the main room affording ample space for living/dining and working areas, and the kitchen area slightly screened off by a large hand built island unit and boasting a Smeg dual fuel range. A door to one side accesses the unusually large and particularly luxurious bathroom, formerly the vestry/Sunday School, which has a roll top bath, separate walk in shower cubicle and a lovely feature fireplace. The contemporary oak and glass staircase takes you up to the wonderful mezzanine bedroom, which is bathed in light from two large Velux windows and may have scope for division into two rooms, subject to investigation. To the other side of the kitchen area a door leads through to a rear hallway/utility which acts as a small laundry room currently housing a washer drier along with the boiler for the heating, which is backed up by a double multi fuel log burner.

Externally, double gates provide vehicular access for 2 car parking and to the garden, which is fully enclosed and extends along the front then runs round to the side and rear. There is also a gate out onto Dovecot Park. The garden is amply large enough to enjoy outdoors living and dining and laid with a mix of grass, paving and gravel; with trees and hedges, a log store and several decorative features. Accessed to the rear, a cellar provides handy extra storage space. Worth mention is that whilst this was formerly a church, there are no gravestones in the vicinity.

Edinburgh 42.5 miles. Tweedbank 6.5 miles. Melrose 7.5 miles. Hawick 11 miles. Galashiels 6 miles.

(All distances are approximate)

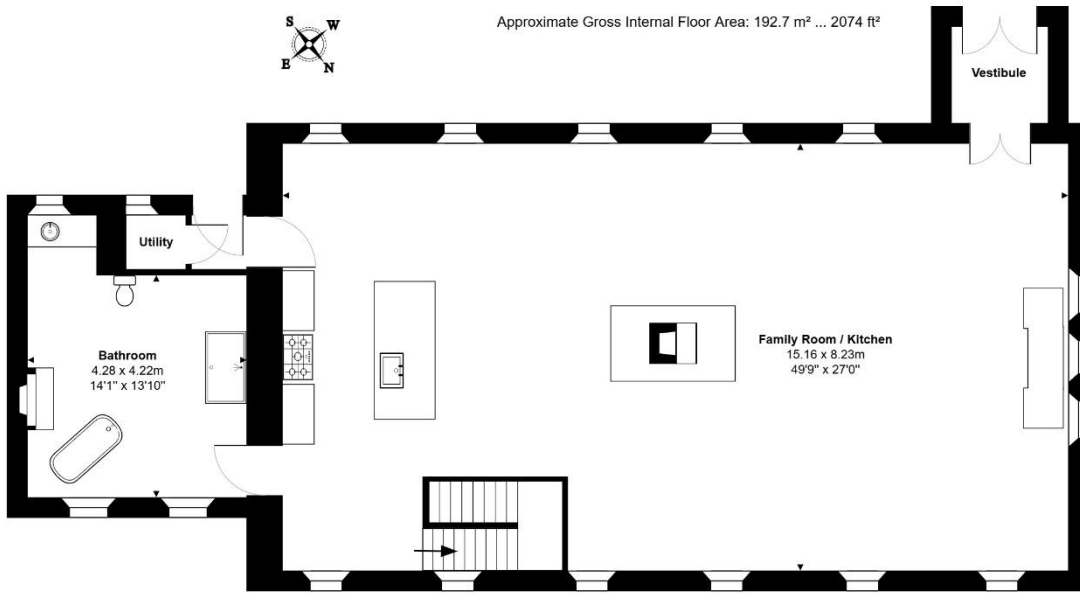
Location:

The property enjoys an extremely convenient location, just a couple of minutes’ walk from the centre of town, with a car park and Bowling Green to hand and The Pringle Park nearby. Selkirk is a popular and bustling centrally located Borders market town, and it enjoys an active community life, with a good range of facilities catering well for every day needs including a good selection of independent shops, a modernised Co-op, hotels, pubs and eateries. 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. Local tourist attractions include The Haining, 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 modern Leisure Centre/swimming pool, and a nine-hole golf course. Local festivals include the historic Common Ridings held in the summer which is of particular note.



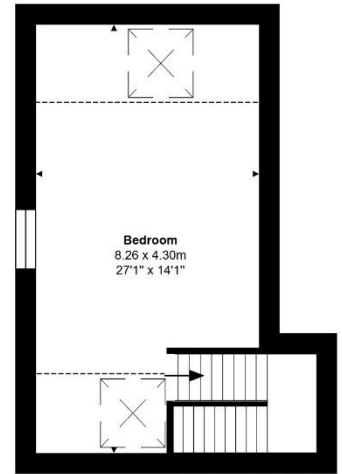
Ivanhoe, 16 Scotts Place, Selkirk, TD7 4DR

Approximate Gross Internal Floor Area: 192.7 m² ... 2074 ft²



Ground Floor

Approximate Area: 155.0 m² ... 1669 ft²



Mezzanine

Approximate Area: 37.7 m² ... 405 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 4DR**. Travelling into Selkirk Northbound on the A7, turn right at the bend in the road at the end of Tower Street, drive along the High Street past the Co-op and Mungo Park monument continuing until you come to the junction with Dovecot Park on your right. Travelling Southbound, turn left at Market Place, then continue with the directions along the High Street.

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. Mix of stained glass and new bespoke double-glazed windows.

Outgoings:

Scottish Borders Council Tax Band Category E:

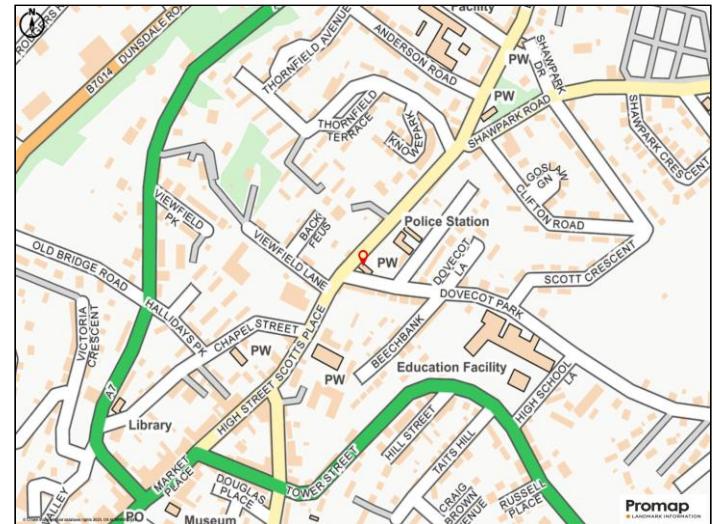
EPC Rating:

Current EPC: D68

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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