



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



8 THE GREEN

SELKIRK, SCOTTISH BORDERS TD7 5AA



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WELCOME TO

8 THE GREEN

Enjoying an elevated position in highly desirable Selkirk, with scenic countryside views, this three-bedroom semi-detached house offers spacious accommodation over three storeys, with two reception rooms, two bath/shower rooms, and an abundance of traditional charm. A floored attic provides extra storage or development potential, subject to consents, whilst a delightful mature garden and unrestricted street parking add further appeal.



THE HIGHLIGHTS

- Traditional semi-detached townhouse in the Selkirk conservation area
- Three storeys of characterful interiors with elevated views
- Vestibule and entrance hall
- Two southwest-facing reception rooms with period fireplaces
- Spacious breakfast kitchen with garden access
- Three double bedrooms (principal with period fireplace)
- Ground-floor shower room and first-floor bathroom
- Lower-ground-floor study and first-floor store with stairs to large floored attic
- Delightful enclosed mature garden with greenhouse and shed
- Unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

Entering at ground level, a vestibule and hall flow into the southwest-facing living room, a bright, cosy sitting area centred on a characterful red-brick and timber fireplace with decorative mirrored overmantel and gas fire. The room also features elegant cornicework and useful built-in storage. Completing this level is a garden-facing double bedroom and a shower room with natural light and attractive classical styling.

Providing garden access on the lower ground floor is a spacious kitchen, alongside a dining/family room with a sunny aspect, elegant cornicing, and feature fireplace. The bright kitchen spans the full rear elevation, incorporating a seated breakfasting area and traditional-style white panel-effect cabinetry with wood-toned worktops. Freestanding appliances include a range cooker with fitted hood, washing machine, and tall fridge freezer, whilst a built-in pantry provides extra storage. The rooms on this level are reached via a hall/study area with storage, and a further store is reached from the reception room.

HEAD ON UP

On the first floor, a landing leads to two double bedrooms, including the principal, a bathroom, and a store room with stairs to the large floored and sky-lit attic. The dual-aspect principal bedroom retains an enchanting period fireplace whilst the rear bedroom enjoys a stunning outlook over the nearby hills. The bright three-piece bathroom echoes the charming finish of the ground-floor shower room, including characterful wainscoting.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.







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THREE STOREYS OF
CHARACTERFUL INTERIORS
WITH ELEVATED VIEWS





TOUR THE GROUNDS

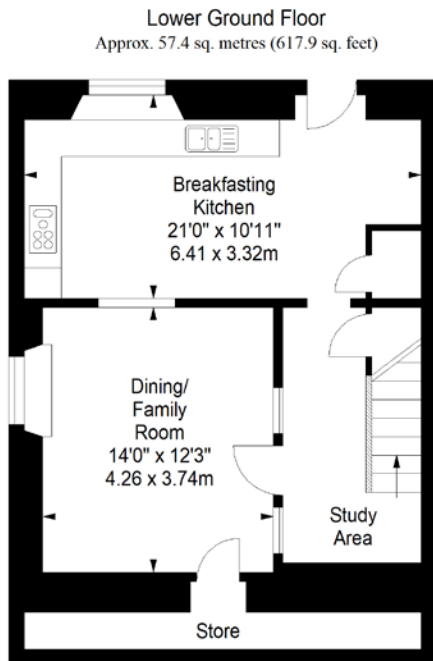
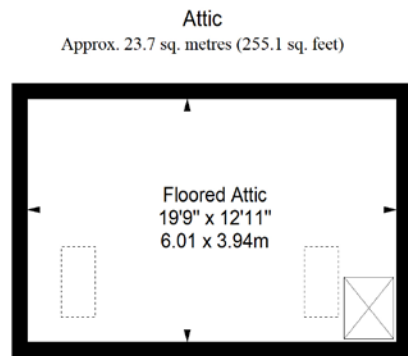
Outside, the enclosed mature rear garden features lawn, established planting, fruit trees, and a seating area for enjoying the picturesque views. A greenhouse and shed are also included. For convenient parking, unrestricted spaces are available on the street.

TELL US ABOUT

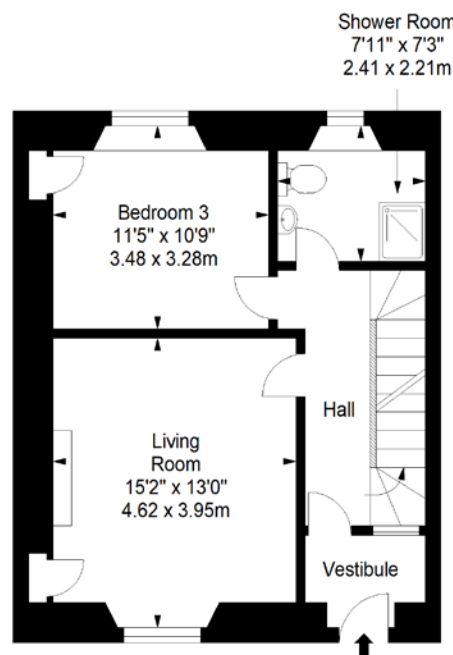
SELKIRK, SCOTTISH BORDERS

Nestled in the picturesque Scottish Borders on the Ettrick Water, the historic royal burgh of Selkirk promises a stunning rural escape within an hour's drive of Edinburgh. Like its neighbouring towns of Tweedbank and Galashiels, Selkirk looks back on a proud heritage in the textile and woollen industry, as well as important links to William Wallace and the Battle of Flodden. Today the charming town centre is lined with independent shops and high-street retailers, including convenience stores, pharmacies, and a post office. A haven for outdoor and country sports enthusiasts, Selkirk is home to several stables and equestrian centres, while the Ettrick and Yarrow Valleys boast some of the best and varied fishing in Scotland, if not the UK. Indoor sport and fitness facilities are available at Selkirk Leisure Centre, while Selkirk Golf Course also offers a relaxed round of golf enveloped by spectacular scenery. There is also no shortage of cultural attractions in and around Selkirk, including Halliwell's House Museum and Sir Walter Scott's Courtroom. Selkirk is served by local schools at primary and secondary level, as well as excellent nurseries and private childcare options. In addition to major road links, residents benefit from convenient public bus routes and rail services from neighbouring Galashiels and Tweedbank stations.

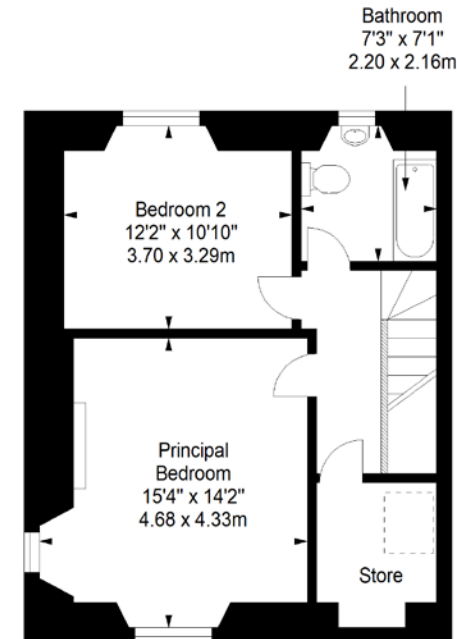
FLOORPLAN



Ground Floor
Approx. 51.1 sq. metres (550.1 sq. feet)



First Floor
Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 180.3 sq. metres (1940.8 sq. feet)

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