

2, The Old Water Works

Station Road, Selkirk, TD7 5DJ

2 Bed Link Detached House

For Sale • Offers in the region of £125,000

Edwin
Thompson





BRIEF RESUME

- 2 Bright Bedrooms
- 1 Bathroom
- Private Driveway

DESCRIPTION

This well presented two bed link detached house in Selkirk offers excellent value for buyers seeking a bright, spacious home in a convenient location. The property benefits from gas central heating and a practical layout throughout.

The entrance hall leads to a generously sized master bedroom and onwards to a modern, well equipped kitchen fitted with a range of wall and base units. The living room features tall ceilings and large windows, allowing natural light to fill the space. The property benefits from its own private drive way.

LOCATION

The property is conveniently located on Station Road in Selkirk, offering easy access to local amenities, shops, cafés, and everyday services within a short walking distance. Selkirk town centre provides a good selection of independent retailers, supermarkets, leisure facilities, and schooling, making it a practical and well connected place to live.

Excellent transport links run throughout the area, with regular bus services connecting Selkirk to Galashiels, Hawick, and other nearby towns. Galashiels, just a short drive away, offers further amenities including the Borders Railway Station, with frequent services to Edinburgh - deal for commuters.

Situated close to the A7, Selkirk provides straightforward road links north towards Edinburgh and south towards Carlisle, while the A68 offers connections to Newcastle. Edinburgh, Glasgow, and Newcastle airports are all reachable for wider travel needs.

The Scottish Borders is celebrated for its exceptional quality of life, strong community spirit, and outstanding outdoor opportunities. Residents can enjoy walking, cycling, mountain biking, and fishing on the River Tweed, along with the region's rich traditions including the historic Common Ridings.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: 2 Bedrooms, Kitchen, Lounge and Family Bathroom

Externally: Private Driveway and Decking

AREAS

The property has been measured to the following areas:

E & o e please note that these measurements have been taken

Description	sq m	sq ft
The Old Water Works	77.7	836.8

using a laser measure.



SERVICES

Mains electricity and water are understood to be connected. The main heating system is gas fired central heating.

COUNCIL TAX

Council Tax Band B. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

EPC

EPC rating: C71

WHAT THREE WORDS

TENURE

Freehold

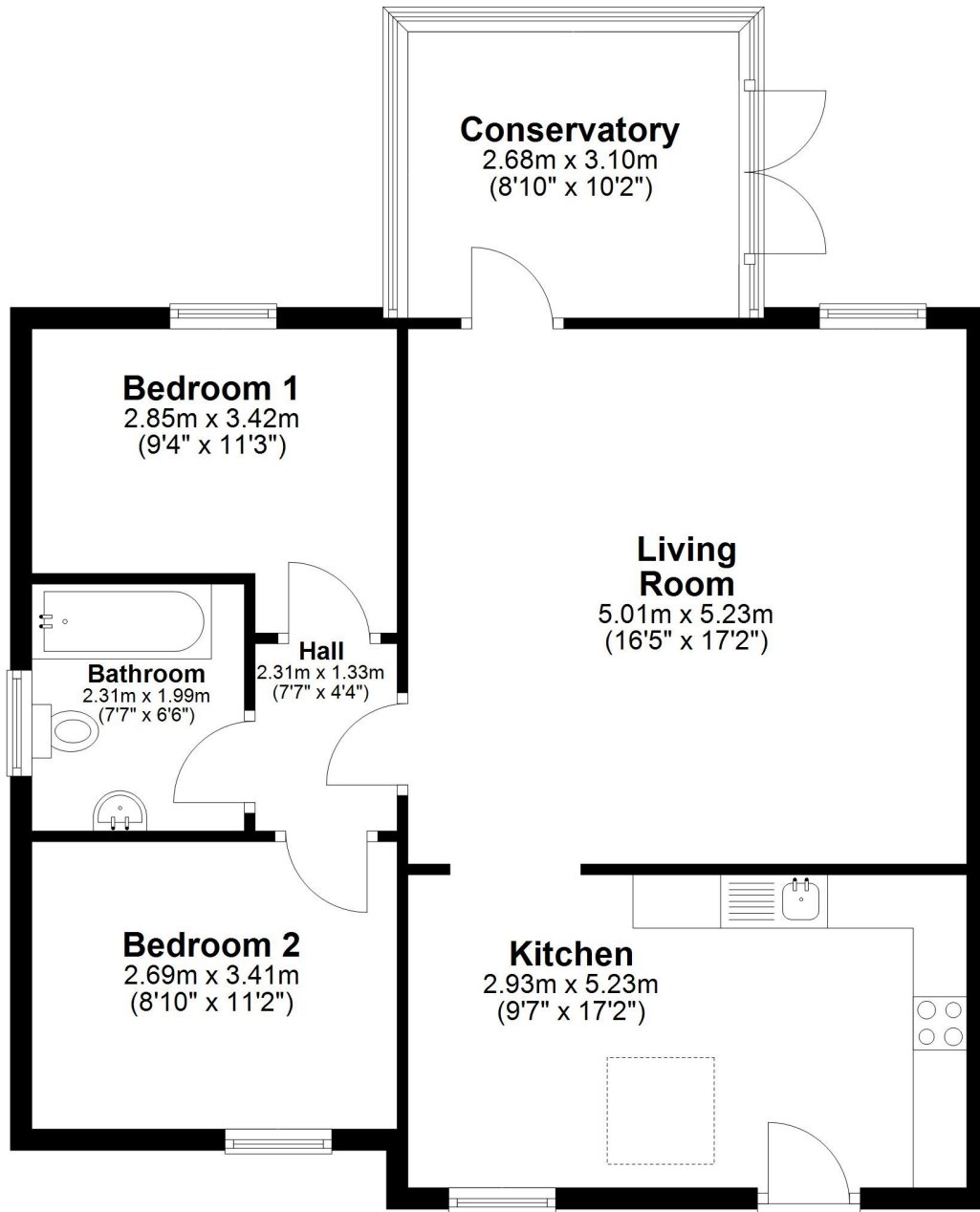
CLOSING DATE

A closing date may be set for offers. Offers must be placed in writing via a Solicitor. The owner is not obliged to accept the highest or any offer.

CONDITIONS OF SALE

1. Fixtures and Fittings: Items not specifically mentioned within the sale particulars are not included in the sale
Carpets, curtains and light fittings currently in place are included in the sale.
2. Title: The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Offers should be submitted in Scottish Legal Form to Edwin Thompson LLP.







VIEWING

By appointment with the sole agents.
Please contact the office for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel. 01896 751300
E-mail: galashiels@edwin-thompson.co.uk

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