



## Fuchsia Cottage

38 Tower Street, Selkirk, TD7 4LS

**Guide Price £249,500**



Situated just a short stroll from the town centre, Fuchsia Cottage is a charming detached dwelling, constructed in the late 1800s. The property offers flexible accommodation with two public rooms and a bedroom at ground floor level together with a further two bedrooms and a boxroom upstairs, with the option to convert the boxroom into an en-suite, subject to any required permissions. Externally, the property benefits from a surprisingly large wraparound garden, which has been maintained beautifully by the current owners and enjoys a lovely outlook towards the Linglie Hill. Early viewing recommended.



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Ground Floor:  
Entrance Porch  
Hallway  
Sitting Room  
Dining Room  
Breakfasting Kitchen  
Conservatory  
Bedroom

First Floor:  
Landing  
Two Further Bedrooms  
Boxroom  
Family Bathroom

Outside:  
Wraparound garden laid out in hard and soft landscaping  
with brick external store and timber shed.



### Location

Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside the hustle and bustle of city life. The town itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer including a golf course, swimming pool, horse riding and rugby club. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing.

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

C

### EPC

D



Interested in this property?

Opening Hours:

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



**Fuschia Cottage, 38 Tower Street**

Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1221352)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.