



## Plot 9 Hillside Terrace, Selkirk, TD7 4ND

**£425,000**

Crawford Builders are proud to announce the construction of thirteen brand new homes in an exclusive development located in Hillside Terrace, Selkirk. This exciting development by J S Crawford Builders provides a unique opportunity to purchase a detached home in a highly sought after area, well-placed for easy access to the many amenities of the town, while taking full advantage of the stunning countryside on your doorstep.

### ACCOMMODATION

Entrance Hallway, Open Plan Kitchen/Dining/Family Room, Drawing Room, Utility Room, Downstairs Shower Room, Master Bedroom with Ensuite Shower Room, 3 Further Double Bedrooms, Family Bathroom.

Integrated Garage and Private Garden

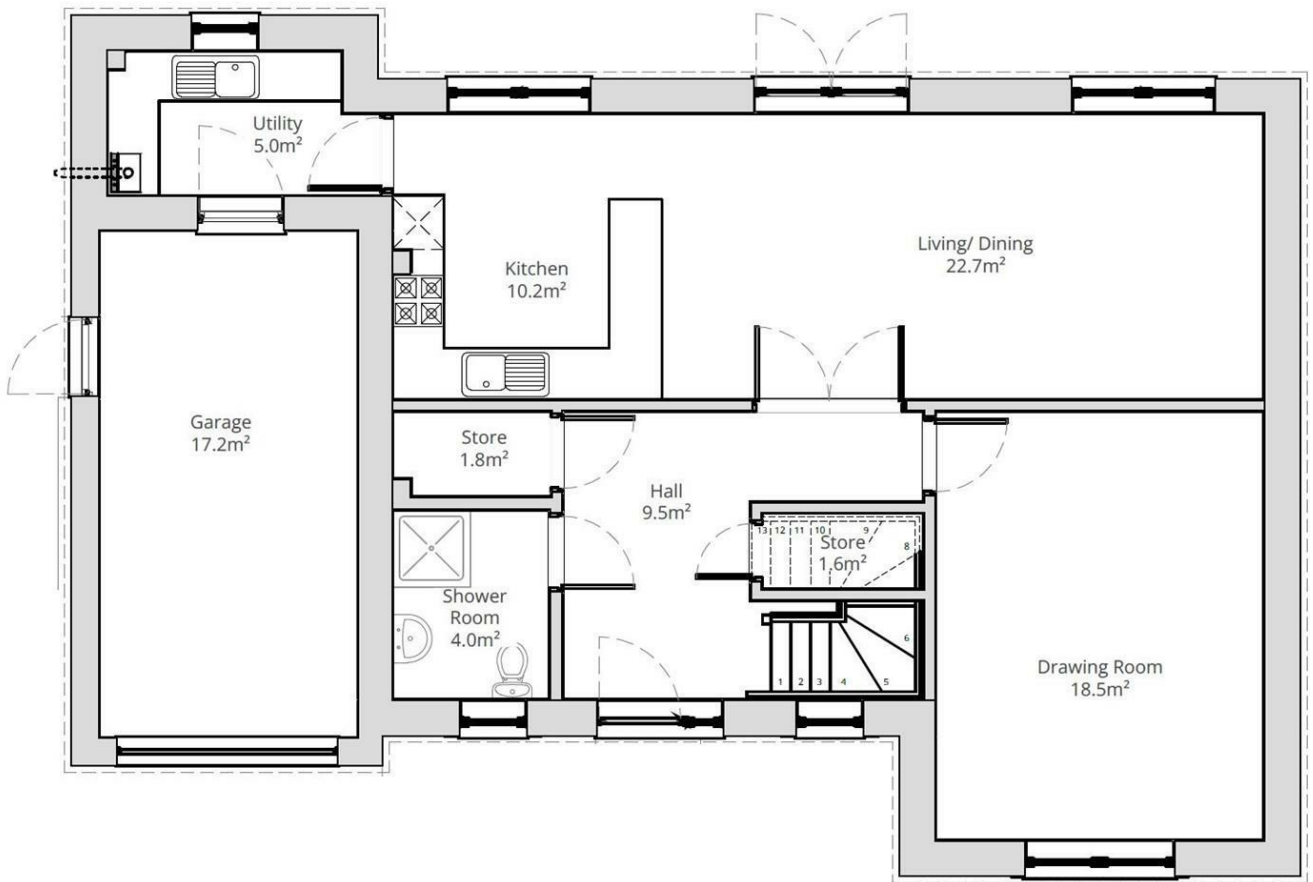
\*Council Tax Banding and EPC ratings will be determined upon completion of each property.

## 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.

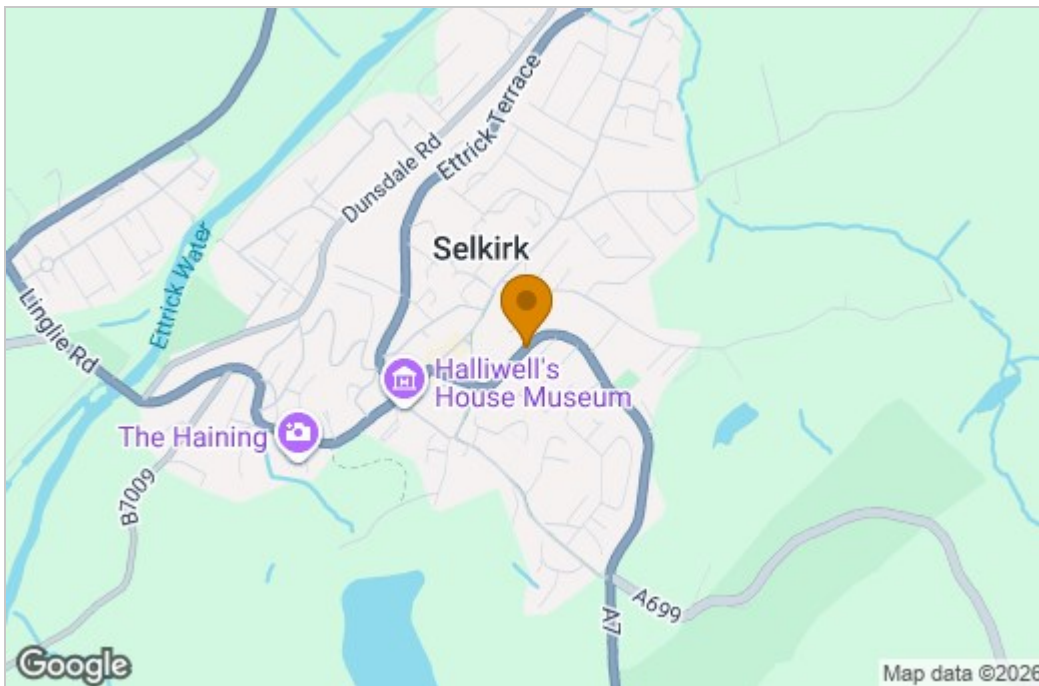


## Floor Plan

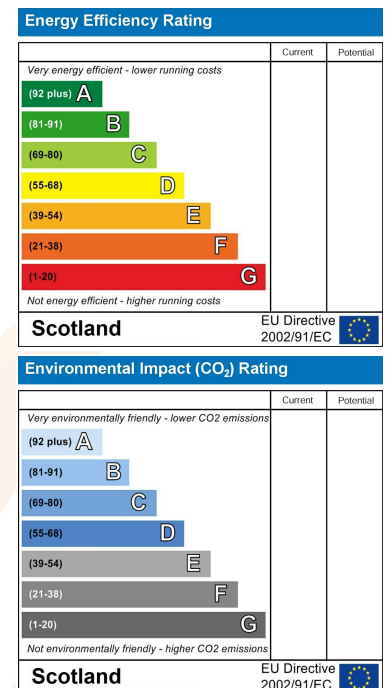


GROUND FLOOR PLAN

## Area Map



## Energy Efficiency Graph



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