

41 High Street

Selkirk, TD7 4BZ

3 Bed Apartment - Central Town Location
For Sale • Guide Price of £50,000

Edwin
Thompson





BRIEF RESUME

- 3 Spacious Bedrooms
- 1 Bathroom
- Large Livingroom
- Open Staircase

DESCRIPTION

This well-presented three-bedroom apartment offers bright, generous accommodation with a welcoming and airy feel throughout. A standout feature is the attractive staircase with a Velux window, filling the space with natural light and giving an open, spacious impression.

The property includes a large living room, a well-proportioned kitchen and a modern family bathroom, all arranged in a practical and comfortable layout. The property would benefit from renovation.

LOCATION

Situated directly on Selkirk High Street, the property offers an unbeatable central location with day to day amenities just moments away. A variety of independent shops, cafés, eateries, convenience stores and local services line the street, ensuring everything you need is within immediate reach. The town also provides good schooling options, leisure facilities and a friendly community atmosphere, making it an appealing and well supported place to live.

Selkirk benefits from regular bus connections to Galashiels, Hawick and surrounding Scottish Borders towns. Galashiels is only a short drive away. Offering a broader selection of amenities along with the Borders interlink hub, providing frequent services to Edinburgh, ideal for those commuting to the capital.

The town's location on the A7 ensures straightforward travel north towards Edinburgh and south towards Carlisle, with additional transport links feeding into the A68 for routes towards Newcastle. For wider travel, Edinburgh, Glasgow, and Newcastle airports are all accessible by road.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: 1 Bedrooms, Kitchen and Lounge

First Floor: 2 Bedrooms, Family Bathroom

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
41 High Street	84.7	911.3

E & o e please note that these measurements have been taken using a laser measure.





SERVICES

Mains electricity and water are understood to be connected.

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: G16

WHAT THREE WORDS

///decoding.charm.dress

TENURE

Freehold

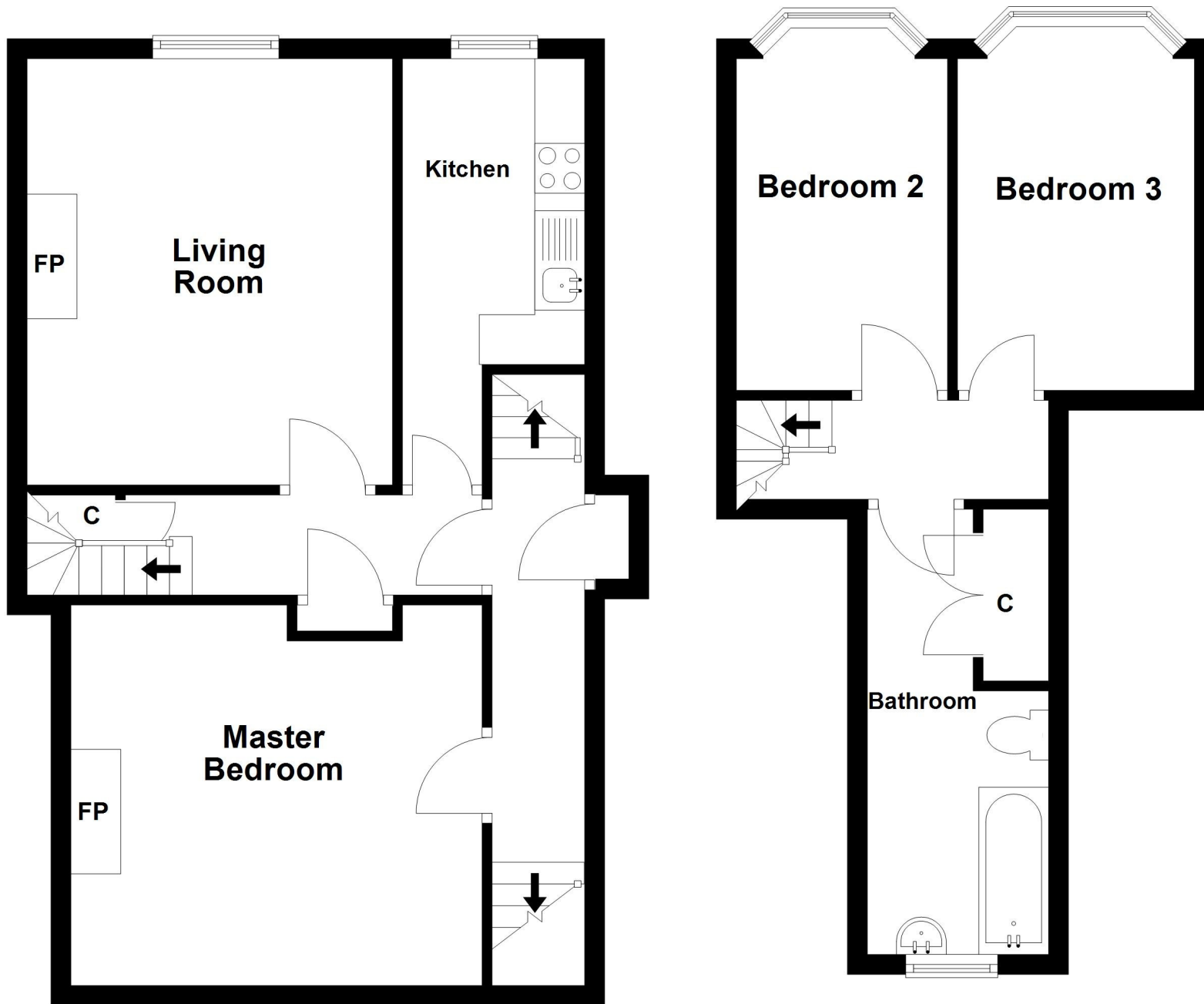
FLOODING

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places.

BROAD BAND

Ofcom stated the property has access to ultrafast broadband services, with maximum download speeds of 1,800 Mbps and uploads speeds of 220 Mbps. We advise you check the broadband with your supplier.







VIEWING

By appointment with the sole agents.
Please contact the office for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
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