JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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33A Ettrick Terrace, Selkirk, TD7 4LF

Offers over £249,950

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33A Ettrick Terrace Selkirk, TD7 4LF

- Stunning Maisonette Apartment
- 4 Bedrooms
- Outstanding Views
- Great Local Schooling Nearby
- Modern Fixtures & Fittings
- Fine Period Features
- Private Parking
- Close to Town Centre

33A Ettrick Terrace is a spacious and versatile four-bedroom family home offering well-proportioned accommodation over two floors. Designed to suit modern family living, the property features a generous lounge, a superb dining kitchen with separate utility room, a ground floor double bedroom, and a family bathroom complemented by a separate shower room. Upstairs, three further bedrooms provide comfortable accommodation, while a dedicated home office offers an ideal space for remote working or study. Combining flexible living space with a practical layout and excellent storage throughout, this impressive home is perfectly suited to growing families seeking a well-presented property in a popular residential area of Selkirk.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - KITCHEN - UTILITY ROOM - LOUNGE - 4 BEDROOMS - FAMILY BATHROOM -





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Internally

The home has been thoughtfully modernised to offer a stylish and practical living environment. At its heart is a spacious kitchen/dining room, perfectly designed for both everyday family life and entertaining guests. The generous lounge is beautifully presented and filled with natural light, thanks to its large windows and double doors opening into the kitchen, creating a bright and welcoming space to relax. The first floor is completed with the principal bedroom, large family bathroom and shower room.

The first floor offers three generously proportioned bedrooms, complemented by a versatile study that provides an ideal space for home working, studying, or a hobby room.

Kitchen

The spacious and beautifully appointed dining kitchen is a standout feature of this exceptional apartment, effortlessly blending contemporary functionality with period charm. Thoughtfully designed, it offers an extensive range of wall and base units, complemented by warm solid worktops, stylish tiled splashbacks, and a high-quality electric oven and gas hob, creating a superb space for both everyday living and entertaining.

Leading directly from the kitchen is a practical utility room, fitted with additional wall-mounted cabinetry, a stainless steel sink, and ample space for a washing machine, tumble dryer, and freestanding fridge freezer, providing valuable extra storage and convenience.



Bathroom
The family bathroom combines classic charm with modern luxury. The 4-piece suite features a traditional basin, WC and separate panelled bath and shower cubicle with electric shower. The stunning marble-effect wall panels create a sense of timeless elegance, complemented by chic half-height panelling. A stepped archway in to the shower area adds extra style to the room.

Externally
The property is complemented by beautifully landscaped private gardens, offering a peaceful and picturesque retreat. The gardens are a true highlight, with well-maintained shrubbery and lovely patio area ideal for relaxing while taking in the stunning panoramic views of the surrounding countryside. The garden's elevated position provides breath-taking vistas across the valley, creating a tranquil outdoor space.

Access is via a shared tarmac driveway.

There is a private entrance to the side of the property.

Services
All mains services. Double glazed windows and gas central heating.

Council Tax
Band C.

Fixtures & Fittings
All fitted carpets, floor coverings, fitted blinds, light fittings and integrated appliances are to be included within the sale.

Home Report
A copy of the Home Report can be downloaded from our website or by contacting our office.

Viewings
Strictly By Appointment via James Agent.

Offers
All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans

33A Ettrick Terrace, Selkirk, TD7 4LF

Approximate Gross Internal Floor Area: 139.9 m² ... 1506 ft² (excluding areas of reduced head height)



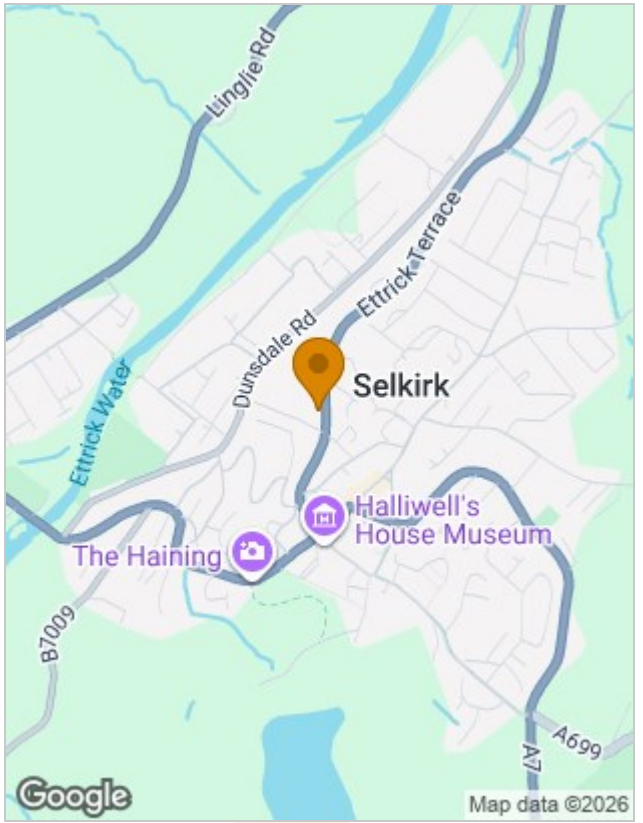
First Floor
Approximate Area: 92.7 m² ... 997 ft²

Second Floor
Approximate Area: 47.0 m² ... 505 ft²

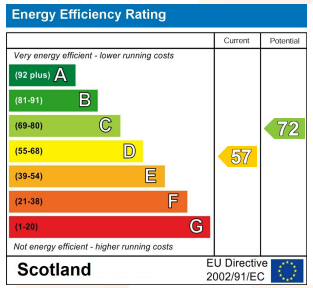
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

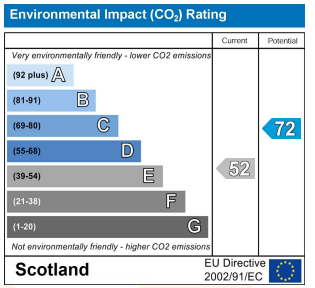
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Location Map



Energy Performance Graph





Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.