



  
Solicitors & Estate Agents  
0131 524 9797

12 Shawburn Road

SELKIRK, TD7 4HW





## SELKIRK

Selkirk is easily commutable to Edinburgh, via the A7 or A68 trunk roads, and is within easy driving distance of airports at Edinburgh and Newcastle. The East Coast main line runs North and South from Berwick-upon-Tweed and the new Borders Railway, which opened in September 2015, provides a direct service to Edinburgh from Galashiels and nearby Tweedbank. With a journey time of just less than an hour, half-hourly trains at peak times and hourly at other times, the Borders Railway offers an easy, practical alternative to driving to Edinburgh for work or leisure. There are also good local bus services. Selkirk High School is nearby and the town centre is within comfortable walking distance. Due to its edge of town location, Goslawdales is well situated for access to the surrounding countryside with its walks and outdoor pursuits.

Situated in the heart of the Scottish Borders, the historic town of Selkirk and nearby, bustling, Galashiels offer an extensive range of amenities, with an excellent variety of shops and supermarkets; quality pre-school, primary and secondary schooling, the excellent Borders General Hospital; a varied selection of good hotels, restaurants and bars in the towns and surrounding area and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus in Galashiels has a thriving student community and St. Mary's School in Melrose is an independent, co-educational preparatory school.

The Scottish Borders offer a quality of life that is second to none and, in an area of 1800 square miles, there is certainly plenty of space to enjoy the beautiful and unspoilt countryside and individual towns. Home to world-class activities, such as vintage motor shows, cycle races, motorsports, rugby sevens and dog shows and attractions including many historic sites, abbeys, such as Jedburgh and Melrose, and country houses, such as Bowhill and Mellerstain, it's no wonder that the area is so popular with visitors. Come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking and horse-riding in the hills and forests or diving off the Berwickshire coast. The area is known for its spectacular Common Ridings when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer.

The Borders is a heartland of rugby in Scotland, with the names of the local towns being synonymous with the game and, of course, Melrose being the original home of rugby sevens. From historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in the communities and the real pride and pleasure people have in living in this wonderful part of the world. With good transport links, an excellent education system; good medical care; varied and extensive leisure and sporting facilities and stunning countryside, a move to the Scottish Borders really could be the best move of your life.





KITCHEN



HALL



LOUNGE



## 12 SHAWBURN ROAD

This one bedroom upper villa offers lovely modern and comfortable living. It has been refurbished and maintained excellently by the current owner.

Internally the property comprises; huge double bedroom with built-in storage cupboard and views of the rear garden, family bathroom with electric shower over the bath, good sized living room with a separate area for a desk and chair should one require a home office, modern kitchen which also overlooks the garden and benefits from integrated appliances.

The property has its own section of the rear garden which is laid to lawn and has a decked area too.





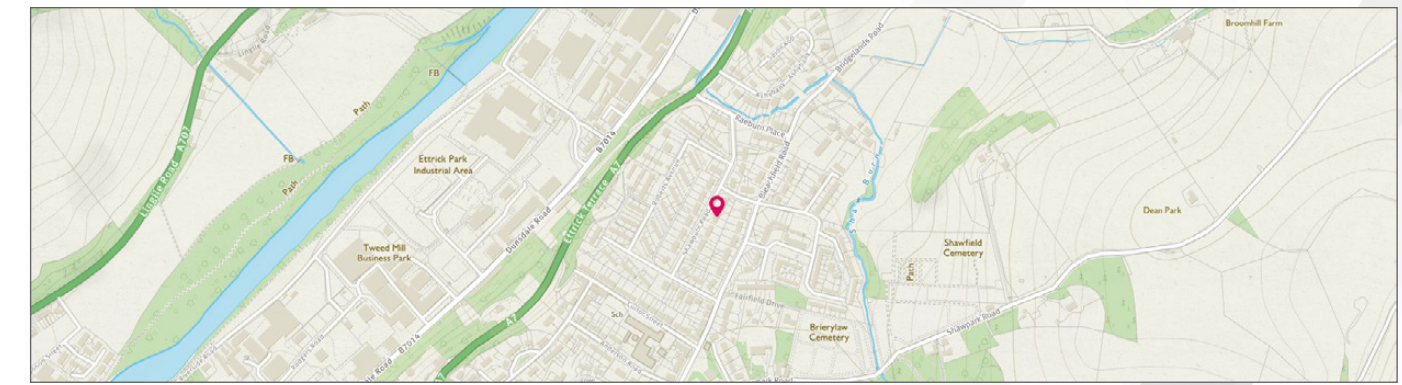
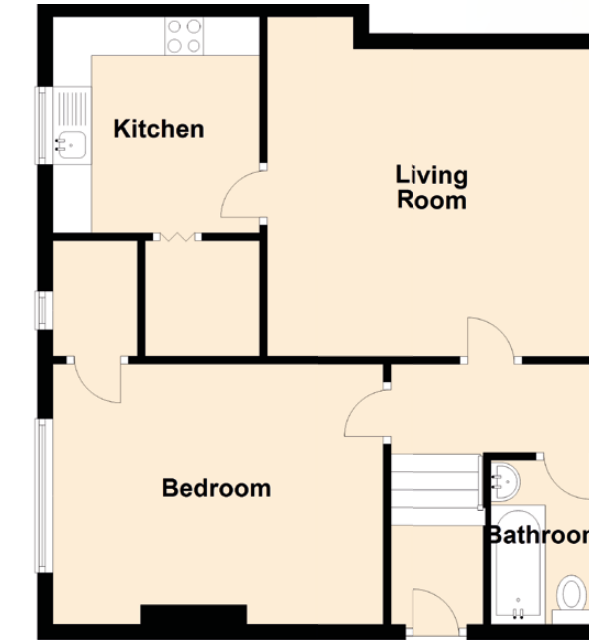
## PROPERTY SPECIFICATIONS

**Approximate Dimensions**  
(Taken from the widest point)

Living Room	4.30m (14'1") x 3.97m (13')
Kitchen	2.78m (9'1") x 2.67m (8'9")
Bedroom	4.27m (14') x 3.36m (11')
Bathroom	2.17m (7'1") x 1.40m (4'7")

**Gross internal floor area (m2)** 52m<sup>2</sup>

**EPC Rating** D







# McEwan Fraser Legal

Solicitors & Estate Agents

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Text and description  
**JUDY SHIELDS**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
 Designer