



Particularly attractive four bedroom terraced cottage

Within a sought after residential location close to lovely riverside walks



Valletta

1 South Bridge Street, Selkirk, TD7 5DR



Scan Here!



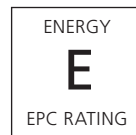
4 BED



2 BATH + WC



ON STREET



ENERGY

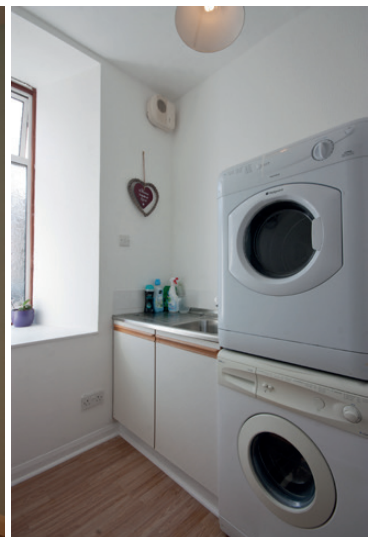
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EPC RATING

The Royal and Ancient burgh of Selkirk is a historic market town in the Scottish Borders and is beautifully situated on the banks of the historic Ettrick Water. The town boasts excellent leisure facilities which includes a nine hole golf course, swimming pool and fitness centre. Selkirk itself provides a wide range of amenities including a rugby club, a cricket club as well as shops providing for all your daily requirements. There is a good range of local amenities, with several hotels and pubs, with the thriving town of Galashiels offering a wider range only a short drive away. This town also provides a variety of bars, shops, hotels and educational facilities Local tourist attractions include Bowhill House and Country Park, Halliwell's House and nearby St. Mary's Loch. For the sporting enthusiast there are variety of outdoor pursuits in the area including fishing on the River Tweed, golf, hill walking and a selection of field sports. Selkirk is also well known for its beautiful scenery and sense of history, boasting a number of well-known landmarks and notable people that the area has produced.

Local schooling is excellent with three primary schools and secondary schooling at Selkirk High. The well-known St Mary's Preparatory School is situated in nearby Melrose. The town is centrally located providing easy access to Edinburgh and the North of England via the A7 which runs through Selkirk. The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Edinburgh Waverley, connecting to the national and international rail network within an hour.

Selkirk Borders



A rare opportunity has arisen to acquire this converted spinning and weaving mill. The property briefly comprises of an entrance porch, spacious welcoming hall with storage cupboard under the stairs, living room with feature gas fire, fully fitted kitchen and separate good sized utility room, dining room which at present is being used as a gym/study, WC and an additional cloakroom which concludes the accomodation on the ground floor. First floor accommodation comprises of three double bedrooms and one single bedroom, all with large windows flooding the rooms with natural light. Three piece part-tiled bathroom and a separate part-tiled shower room.

Externally there is a fully enclosed garden to the side of the property and ample on street parking to the front.

The property further benefits from gas central heating throughout and double glazed window units to ensure a cosy yet cost effective living environment.



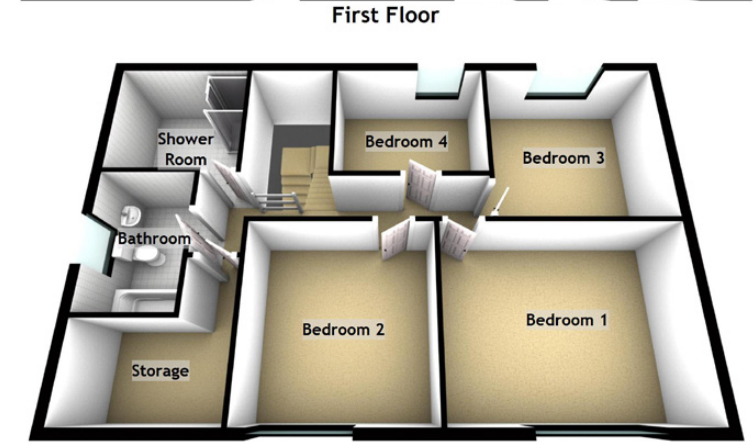
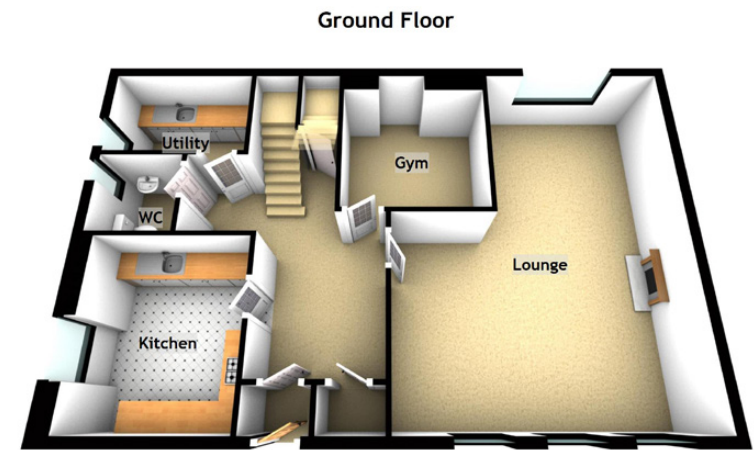
"...living room with feature gas fire..."



*Valletta
1 South Bridge Street*



Bedrooms & Bathrooms



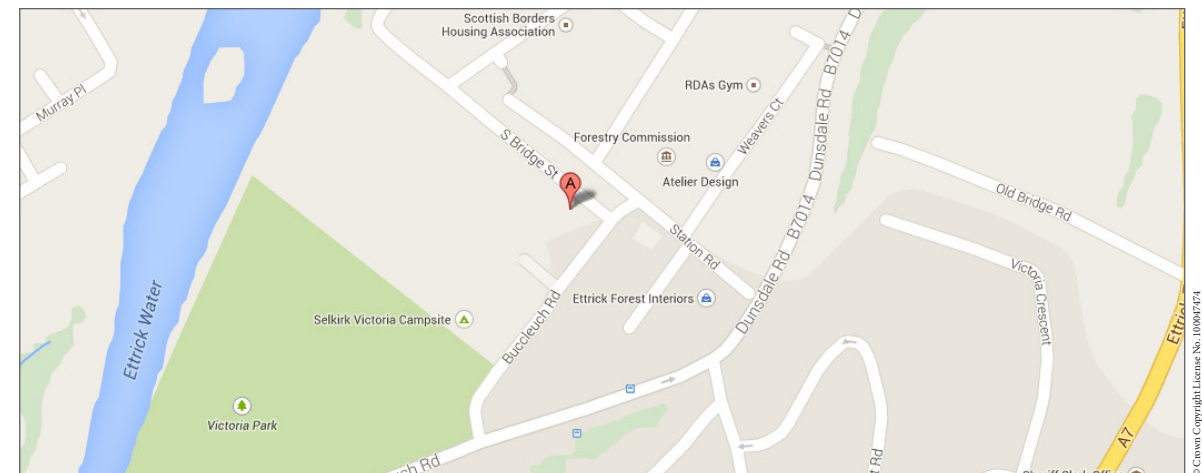
APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	7.13m (23'5") x 5.57m (18'3")
Kitchen	3.50m (11'6") x 3.13m (10'3")
Utility	2.82m (9'3") x 1.51m (4'11")
Gym	3.14m (10'3") x 2.89m (9'6")
Bedroom 1	4.56m (15') x 3.63m (11'11")
Bedroom 2	3.63m (11'11") x 3.47m (11'5")
Bedroom 3	3.45m (11'4") x 3.35m (11')

Bedroom 4	3.03m (9'11") x 2.55m (8'4")
Storage	2.72m (8'11") x 1.80m (5'11")
Shower Room	2.34m (7'8") x 2.05m (6'9")
Bathroom	2.77m (9'1") x 1.71m (5'7")
WC	1.63m (5'4") x 1.62m (5'4")

EXTRAS (Included in the sale)

All floor coverings, light fittings and fixtures, cooker and hood.





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Text and description
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