



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 01896 800 440

**11 Tait's Hill**  
 SELKIRK, BORDERS, TD7 4LZ



# 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, Hillcroft 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.





# 11 Tait's Hill



Tait's Hill is a south facing, bright and spacious family home in an excellent residential location.

The accommodation has been extended and refurbished to create a flexible and well-presented home, with two public rooms, the living room featuring a multi-fuel stove, the dining kitchen with French doors on to the rear garden and a patio area. The spacious fitted kitchen with integrated appliances, four ring gas hob and dishwasher leads to a utility room, with front and rear garden access.

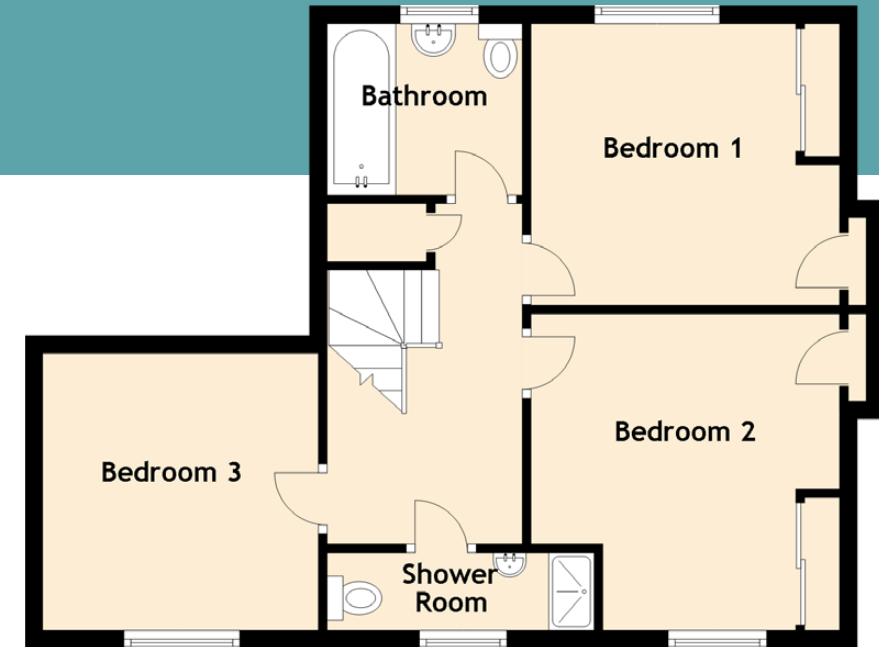
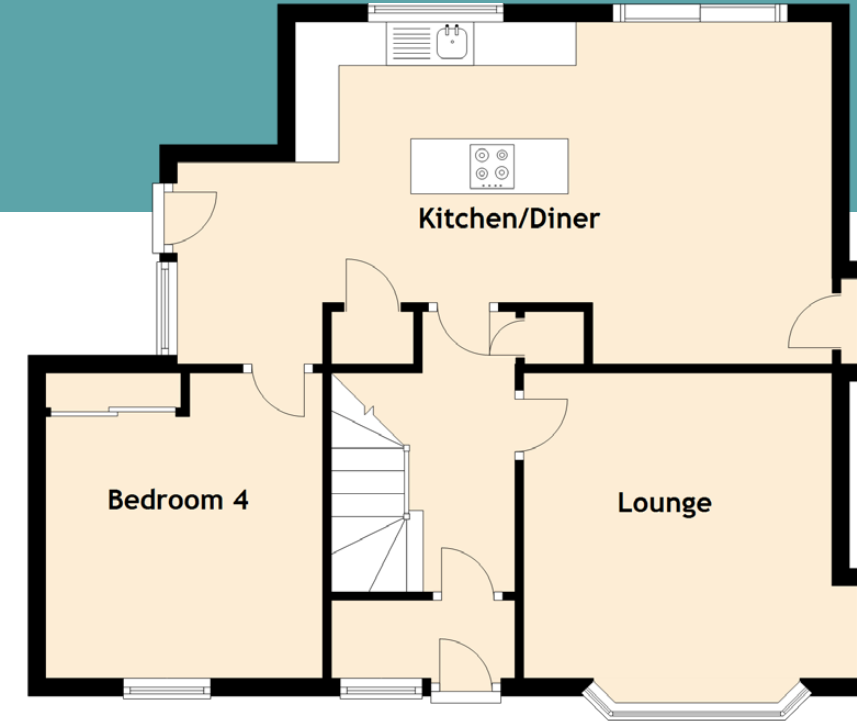
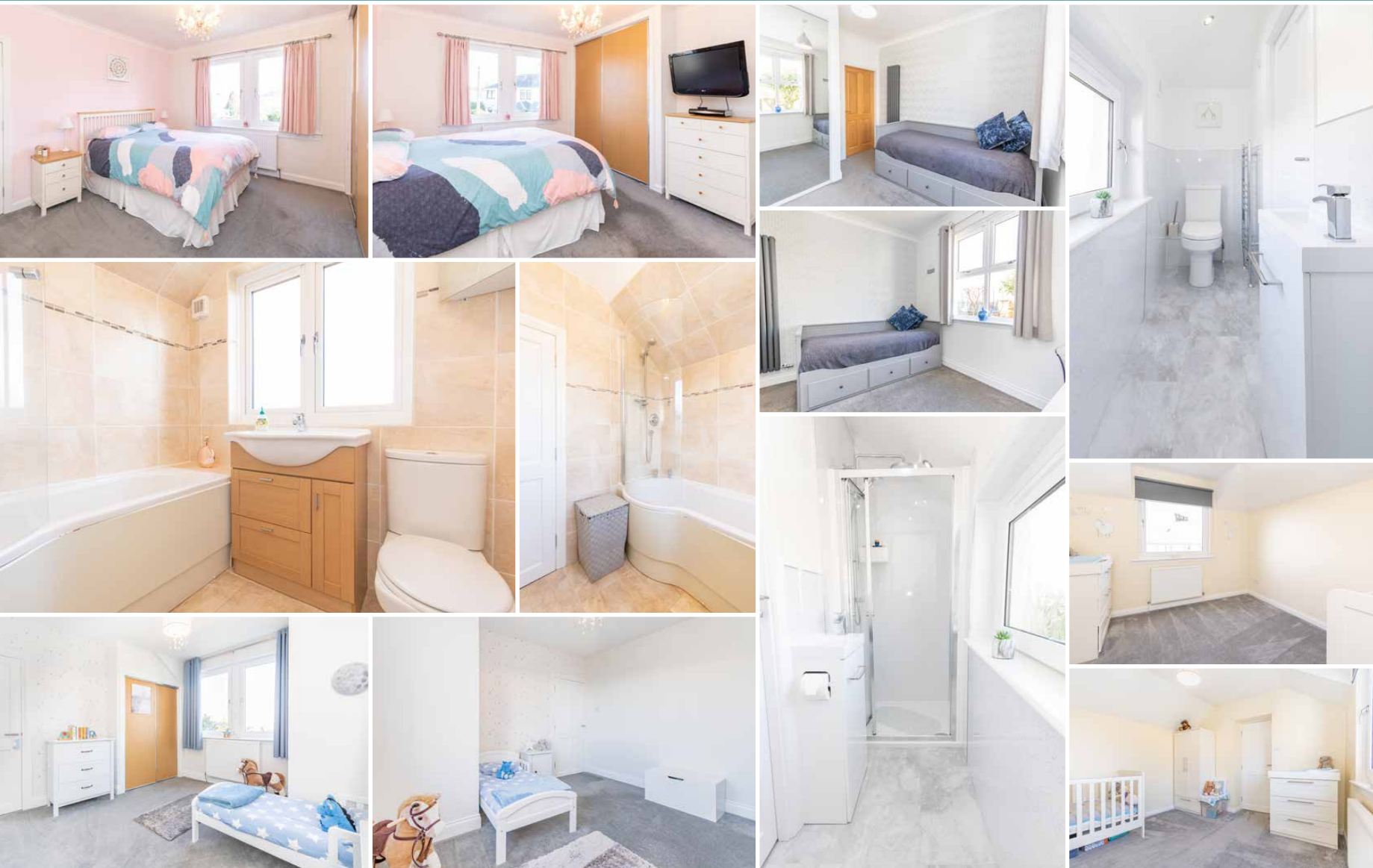
To the front of the ground floor is the spacious family lounge, complete with large bay window and multi-fuel stove, perfect for that cosy environment. The fourth bedroom completes the ground floor accommodation and benefits from fitted wardrobes.

On the first floor, the master bedroom is generous in size with built-in wardrobes and ample space for further free-standing furniture. There are two further double bedrooms, one of which has built-in storage. The family bathroom is large, well appointed and

contains a white three piece suite. The modern shower room completes the accommodation. The property further benefits from gas central heating, cavity wall insulation and double glazing.

The attractive garden has been nicely landscaped, it includes lawns, borders, patios and trees and a driveway with parking for up to two cars at the side of the house. There is a further single garage to the rear of the property.





Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	7.49m (24'7") x 3.91m (12'10")
Lounge	3.53m (11'7") x 3.49m (11'5")
Bedroom 1	3.62m (11'11") x 3.22m (10'7")
Bedroom 2	3.62m (11'11") x 3.22m (10'7")
Bedroom 3	3.17m (10'5") x 3.15m (10'4")
Bedroom 4	3.49m (11'5") x 3.17m (10'5")
Bathroom	2.05m (6'9") x 1.96m (6'5")
Shower Room	3.05m (10') x 0.89m (2'11")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: D

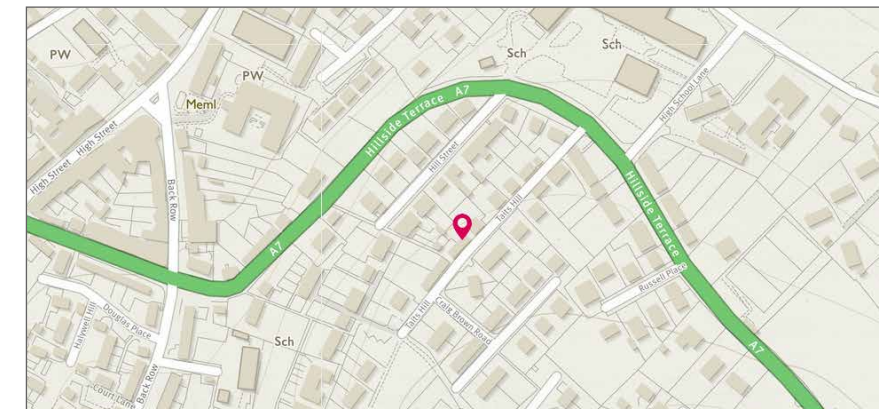


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Tel. 01896 800 440  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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 Surveyor



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**AOIFE McDONALD**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer