



8 Shawpark Crescent, Selkirk, TD7 4EX

Offers over £225,000









# 8 Shawpark Crescent, Selkirk, TD7 4EX

- Semi-Detached House
- Spacious Dining Kitchen
- Large Mono Block Driveway
- Ideal Family Home
- Close to Pringle Park
- 3 Bedrooms & Study
- Beautifully Landscaped Gardens
- Detached Garage
- Sought-After Residential Location
- Primary & Secondary Schooling Nearby

8 Shawpark Crescent is a beautifully presented and thoughtfully extended three-bedroom semi-detached home, located within one of Selkirk's most sought-after residential areas. Positioned just a short walk from the town centre, local schools, and the popular Pringle Park, the property offers an ideal setting for family living.

The home provides a spacious and adaptable layout arranged over two levels, offering bright and comfortable accommodation throughout. It features generous gardens, a large private driveway and a detached garage, creating a superb all-round family home. Early viewing is highly recommended.

Perfectly suited to a growing family, Shawpark Crescent benefits from close proximity to both Knowepark Primary and Selkirk High School. Selkirk itself offers excellent road links via the A7 to Edinburgh and other Borders towns, along with regular public transport services. The town boasts a wide range of leisure amenities including a nine-hole golf course, swimming pool and fitness centre, sports facilities, independent shops, and the scenic Haining Estate – ideal for walking and recreation.

## ACCOMODATION

- ENTRANCE HALLWAY - SITTING ROOM - DINING ROOM - KITCHEN - OFFICE - WC - THREE BEDROOMS - BATHROOM -



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## Internally

The property is entered via a UPVC front door into a welcoming hallway with cloakroom off. From the hallway, there is access to a large sitting room with double windows allowing for plentiful light. The superb kitchen is set to the rear of the property with French doors leading straight out into the rear garden, ideal for families and entertaining. An office is tucked away off the dining area providing an excellent additional living space. A staircase leads to the first floor landing with large storage cupboard. There are three double bedrooms, all with built-in storage and a large four-piece family bathroom. A pull down ladder provides access to a very spacious attic ideal for storage.

## Kitchen

The dining kitchen is the hub of the home with plentiful space for a dining table and direct access to the rear garden. The kitchen fitted with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. Appliances include electric range cooker with gas-hob and extractor hood. There are appliance spaces for a washing machine, dishwasher and freestanding fridge freezer.

## Bathroom

The family bathroom is fitted with a 4-piece suite including WC, pedestal basin, corner bath and large shower enclosure with electric shower and tiled splashbacks.

The ground floor cloakroom is fitted with WC and wall-hung hand basin.





### Externally

The property benefits from a very generous plot which has been meticulously maintained to provide a wonderful outdoor living space. To the front, there is a large mono block driveway providing ample parking for up to four vehicles and also provides access to the detached garage. The rear garden has been beautifully landscaped to provide a wonderful patio area and lawn surrounded by privacy fencing and well-stocked flower beds. There is a space behind the garage for a shed. There is also an additional area of garden to the rear which is laid to gravel and provides great potential for further enhancement.

### Outbuildings

There is a detached garage located to the side of the property benefitting from mains power and lighting. The garage is accessed via a roller door to the front and also has a side door providing access to the rear garden. The garage provides an ideal space for a home gym or workshop.

### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale. No warranties are provided for the white goods. The timber shed is also included within the sale.

### Services

Mains water, gas, electricity and drainage. Gas Central Heating & Double Glazing.

### Location

The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Ettrick Water. Positioned around six miles from railway stations in both Galashiels or Tweedbank, both providing a regular train service to Edinburgh with free parking at Tweedbank. Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is a variety of outdoor pursuits in the area including fishing on the Rivers Ettrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.

### Council Tax Band

Council Tax Band D.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk)

### Viewings

Strictly by Appointment via James Agent.

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

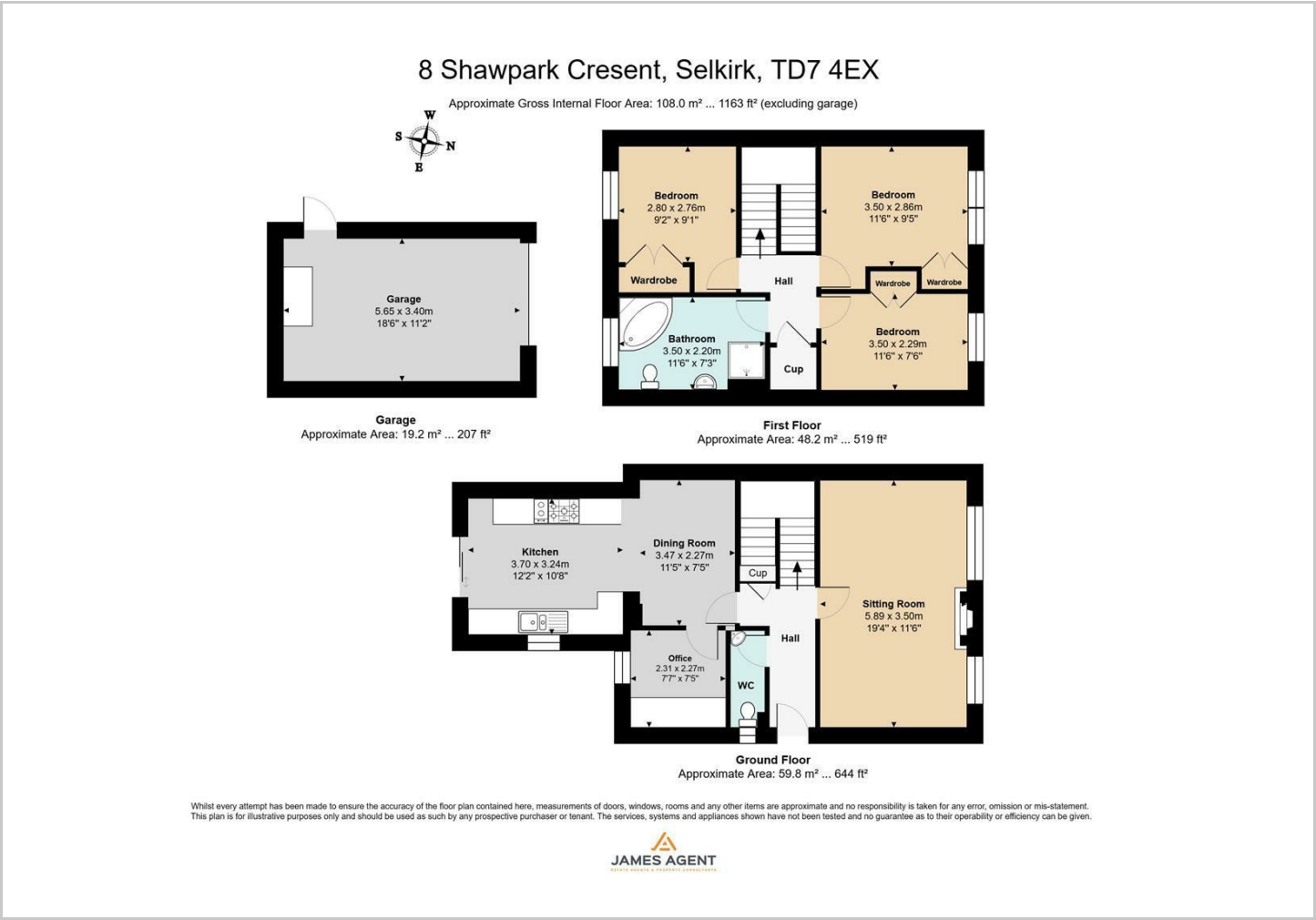








Floor Plans



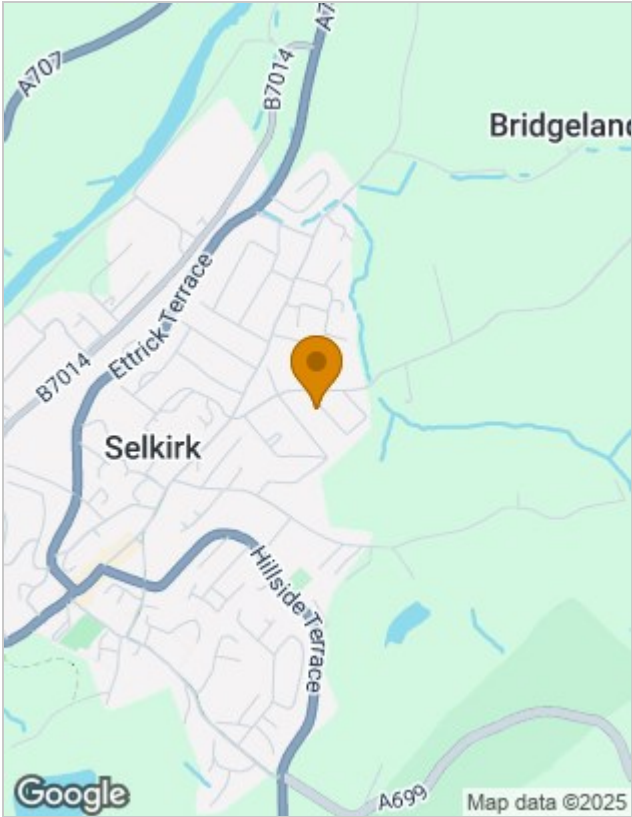
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

