



28 Mill Street, Selkirk, TD7 5AD

Guide price £155,000





28 Mill Street Selkirk, TD7 5AD

- Mid-Terraced Cottage
- Dining Kitchen
- Modern Fixtures & Fittings
- Sought-After Location
- Close to Town Centre
- 3 Bedrooms
- Immaculately Presented
- Large Private Gardens
- Beautiful Views
- Ideal First-Time Buy

28 Mill Street is a most beautiful and traditional 3-bedroom mid-terraced cottage located just a short distance from Selkirk town centre. This delightful property is found in immaculate order throughout, having recently undergone a degree of maintenance and upgrading by the current owner to provide a true turn-key opportunity. The property further boasts a generous garden and a wonderful elevated position providing fantastic views over the town and beyond towards the rolling Borders landscape. Its traditional charm, coupled with modern upgrades, makes it an ideal home for first time buyers and downsizers in a convenient location. The property further benefits from gas central heating and double glazing throughout.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - HALL LANDING - TWO BEDROOMS - BOX ROOM / SINGLE BEDROOM - BATHROOM -



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Internally

Entering the property, you are welcomed into a central hallway which provides access to the main ground floor accommodation and staircase to the upper level. To the rear, the lounge is a well-proportioned and comfortable living space, benefiting from a wonderful outlook over the surrounding countryside. The room provides a peaceful space for both relaxing and entertaining. From the lounge, the layout flows naturally through to the dining kitchen, creating a sociable and versatile area ideal for everyday family life or hosting guests. A door provides easy access from the kitchen to the rear garden area / courtyard. A decorative staircase from the hallway gives access to the first floor landing. The first floor offers three bedrooms, including a generously sized principal bedroom and a further well-proportioned double room, alongside a third single bedroom which would be ideally suited as a nursery or home office. Completing the accommodation is a modern shower room.

Kitchen

The dining kitchen is a wonderful additional living space with ample space for a round table. There is a fabulous feature mantelpiece in-keeping with the overall charm of the property. The kitchen is fitted with a range of modern base units overlaid with wood-effect worktops incorporating a stainless steel sink with mixer tap offering both classical style and functionality. Integrated appliances include an electric oven and four-ring ceramic hob with overhead extractor hood. There is also under-counter space for a fridge and washing machine. There is also a large larder unit providing additional storage and a back door providing access to the gardens and courtyard area to the rear.



Shower Room

The modern shower room is fitted with a three-piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mixer shower and laminated splashbacks. The space is designed with practicality in mind, offering a clean and low-maintenance finish, ideal for everyday use.

Externally

A communal pathway provides access to the property via Mill Street. The property benefits from a very generous front garden which is largely laid to lawn, with mature shrub beds and an upper patio area perfect for relaxing and taking in the magnificent views.

To the rear there is a clean and tidy courtyard area, providing storage and access to Glebe Terrace. Unrestricted on-street parking is available on Mill Street.

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.

Fixtures & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

Services

All mains are present including water, electricity, gas & drainage.

Council Tax

Council Tax Band B.

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

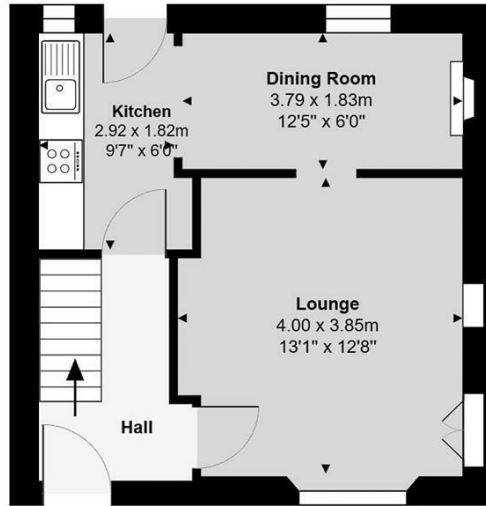
All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



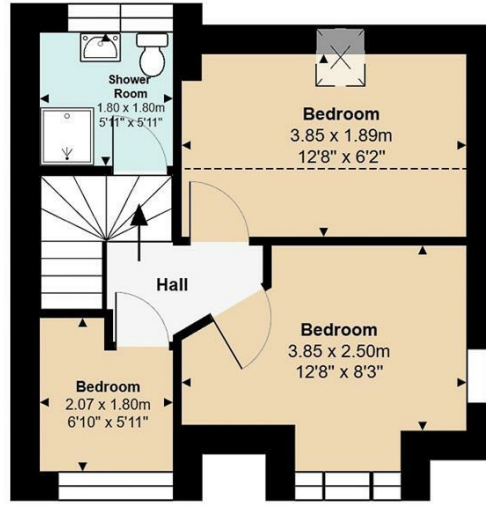


Floor Plans

Location Map

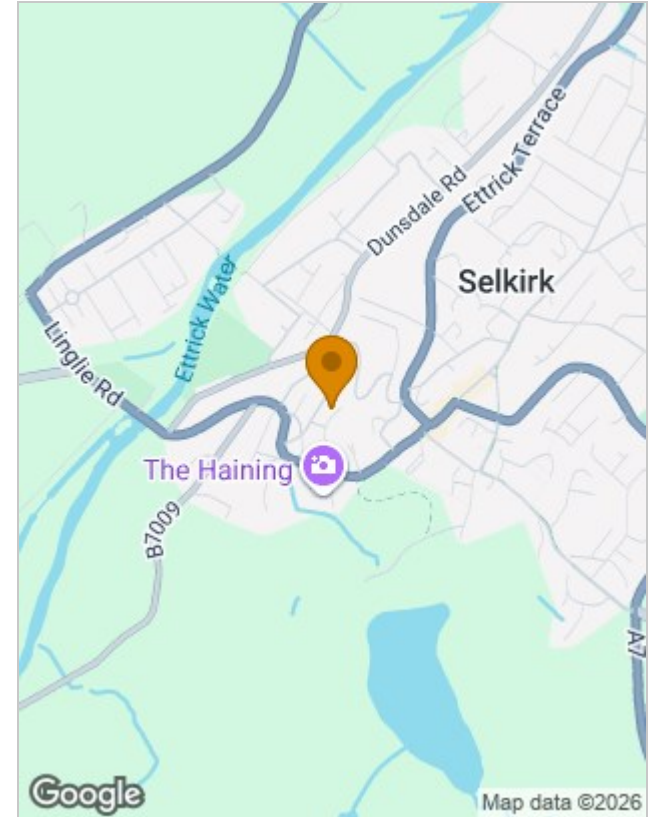


Ground Floor
Approximate Area: 34.5 m² ... 371 ft²



1st Floor
Approximate Area: 29.2 m² ... 314 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.



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

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