



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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3 Peelgait, Selkirk, TD7 4DW

Guide price £355,000



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## 3 Peelgait, Selkirk, TD7 4DW

- Detached Bungalow
- Two Public Rooms & Conservatory
- Solar Panels
- Large Driveway
- Golf Course Nearby
- Three Double Bedrooms
- Car Port and Garage
- Outstanding Views
- Ideal Downsizing Opportunity
- Highly Sought-After Location

Occupying an elevated position on the edge of Selkirk, 3 Peelgait is a delightful three-bedroom detached bungalow enjoying superb open views across the town and surrounding countryside. Set within a peaceful and highly sought-after residential area, the property offers generous accommodation, well-maintained gardens, and excellent privacy. With bright, versatile living spaces, a conservatory perfectly positioned to take in the outlook, and convenient access to local amenities, this charming home presents an ideal opportunity for those seeking single-level living in a scenic yet accessible location.

### ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - CONSERVATORY - DINING ROOM - KITCHEN - UTILITY ROOM - CLOAKROOM - THREE DOUBLE BEDROOMS - SHOWER ROOM -



### Internally

The property is accessed via a welcoming entrance vestibule which benefits from a large coat and shoe cupboard. A glazed door leads into a central hallway providing access to all principal rooms. To the front, the spacious living room is bathed in natural light and features an attractive electric focal fire, creating a warm and inviting space ideal for relaxing and unwinding. The living room flows seamlessly into the double glazed conservatory, perfectly positioned to enjoy panoramic views over the surroundings.

The dining room is connected to the lounge via double doors, creating a flexible living and entertaining space. A set of patio doors provide direct access to the gardens, ideal for entertaining and alfresco dining. The kitchen is well-proportioned and offers ample worktop and storage space and has direct access to a useful utility room and a separate WC, ideally situated next to the back door. Down the hallway, there are three double bedrooms, each benefitting from built-in wardrobes and peaceful views over the gardens. A modern shower room completes the internal accommodation. The property further benefits from modern gas central heating and double glazing throughout.

### Kitchen

The kitchen is a bright and well-appointed space, fitted with a range of modern wall, base and tower units complemented by generous worktop surfaces incorporating a 1.5 bowl sink with mixer tap. A large window allows for excellent natural light, enhancing the overall sense of space and practicality. Integrated appliances include an electric double oven, gas hob with extractor hood and a tall fridge freezer.

The adjoining utility room provides additional storage and worktop space with additional sink, continuing the functionality of the kitchen. There is space for both a washing machine and tumble dryer / dishwasher, making it an ideal area for laundry and household tasks.





### Shower Room

The shower room is modern and well-presented, fitted with a contemporary suite including a wash hand basin with vanity storage and WC. A large quadrant shower enclosure with mixer shower forms the focal point of the room, offering a spacious and practical bathing area. Finished with stylish tiling and complemented by natural light, the space is both functional and comfortable for everyday use.

There is a handy cloakroom adjacent to the back door, fitted with a wash hand basin and WC.

### Externally

The property enjoys well-maintained gardens to both the front and rear, all benefiting from magnificent open views across the surrounding countryside and town below. To the front, a large driveway provides ample off-street parking and gives access to the car port and garage. The front garden is thoughtfully arranged with a combination of patio, lawn, and mature shrubs, offering an attractive yet easily maintained outdoor space.

To the rear, the garden is terraced and planted with a variety of mature trees and greenery, creating a peaceful and private setting that rises to a post and wire boundary fence. To the side of the property, a patio area—accessed directly from the dining room—provides an ideal spot for outdoor seating and entertaining, and also accommodates a large garden shed.

### Outbuildings

There is a large adjoining car port to the side of the property ideal for larger vehicles and motorhomes. The car port has been constructed in such a way that it lends itself to being converted into further accommodation, subject to necessary statutory consents.

There is a detached garage to the rear of the property accessed via a metal up-and-over door to the front and benefits from mains power and lighting.

There is a timber shed located in the rear garden.

### Services

Mains water, gas, electricity and drainage. Gas central heating, solar panels and 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. The area is also renowned for its outstanding mountain biking, with an abundance of trails nearby and the world-class Tweed Valley located less than half an hour by car. Local schooling is excellent with secondary schooling at Selkirk High.

### EPC

EPC Rating D.

### Council Tax

Council Tax Band F.

### Home Report

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

### Viewings

Strictly by Appointment Only Via James Agent.

### 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.





