



5 Shawpark Road, Selkirk, TD7 4DS

Guide price £265,000





# 5 Shawpark Road, Selkirk, TD7 4DS

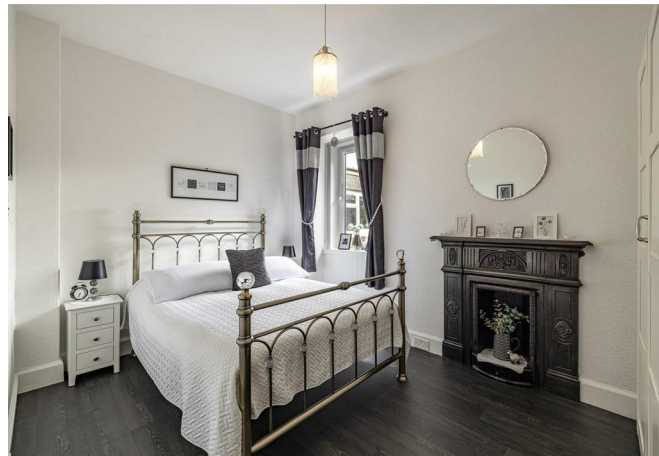
- Charming Maisonette
- Dining Kitchen
- Close to Town Centre
- Popular Residential Area
- Summer House
- 4 Bedrooms
- Period Features
- Solar Panels
- Landscaped rear Garden
- Excellent Local Schooling Nearby

We are delighted to present this charming four-bedroom first and upper maisonette, ideally located within easy walking distance of Selkirk town centre, local amenities and transport links. Set over two levels, the property offers bright and spacious accommodation, combining attractive period features such as high ceilings and original cornicing with modern fixtures and fittings throughout. The property further benefits from solar panels, enhancing its eco credentials while helping to reduce energy costs. Externally, the home boasts a beautifully maintained rear garden, complete with a large summerhouse, providing an excellent space for relaxing or entertaining.

The property is also ideally positioned within walking distance of both Knowepark Primary School and Selkirk High School, as well as the popular Pringle Park.. Selkirk also boasts a wide range of leisure amenities including a nine-hole golf course, swimming pool, independent shops and the scenic Haining Estate – ideal for walking and recreation.

## ACCOMMODATION

– ENTRANCE PORCH – HALLWAY – DINING KITCHEN – LOUNGE – BATHROOM – UPPER LANDING / SNUG – FOUR BEDROOMS (PRINCIPAL EN-SUITE) –



Guide price £265,000



## Internally

Step through the welcoming porch into a central hallway that immediately sets the tone for this spacious and well-balanced home. From here, the layout flows seamlessly into the main living areas, creating a natural sense of connection throughout the ground floor.

To the front, the generous lounge provides a warm and inviting space to relax or entertain, centred around a feature fireplace and enhanced by a large bay window that floods the room with natural light. The well-proportioned dining kitchen offers ample space for a family dining table, along with excellent workspace and storage, making it ideal for everyday living.

The ground floor also hosts two comfortable bedrooms, both offering flexibility for use as additional living or working spaces, along with a spacious family bathroom completing the accommodation.

Upstairs, the first floor opens into a versatile snug or second living area, perfect as a quiet retreat or reading space, with natural light provided by two large roof lights. There is also access to a generous storage area housing the boiler. The principal bedroom is well-proportioned, benefiting from built-in storage and a private en-suite shower room. A further bedroom completes the accommodation, ideal as a home office, nursery, or child's bedroom.

## Kitchen

The spacious dining kitchen is well-appointed and forms the heart of the home, offering an excellent range of wall and base units, finished in a timeless shaker style, that provide ample storage while maintaining a clean and functional layout. These are complemented by durable laminated worktops incorporating a 1.5 bowl sink with a stainless steel mixer tap. Integrated appliances include an electric oven and 4-burner gas hob with overhead extractor hood. There are appliance spaces for a freestanding washing machine and tall fridge freezer.



### Bathroom

The spectacular family bathroom is thoughtfully designed to cater to both everyday living and relaxation, featuring a well-proportioned four-piece suite including a WC, pedestal wash hand basin, large shower enclosure with mixer shower and a bath, ideal for unwinding and relaxation. Tiled splashbacks enhance both practicality and style, while a heated towel rail provides a touch of comfort, ensuring a warm and inviting space throughout the year.

The en-suite shower room is fitted with a modern contemporary three-piece suite comprising a WC, a vanity wash hand basin and a sleek shower enclosure. Finished with laminated splashbacks for ease of maintenance, this space is both functional and well-presented, creating a comfortable and stylish addition to the main bedroom.

### Externally

The garden has been thoughtfully designed to create a low-maintenance outdoor space that is both practical and enjoyable throughout the year. A generous paved patio extends directly from the property, offering an ideal setting for outdoor seating, dining, and entertaining.

At the heart of the garden sits an impressive timber summerhouse, forming a striking focal point and providing a versatile retreat—perfect as a hobby space, workshop, or a peaceful place to relax. A well-maintained greenhouse will appeal to keen gardeners, while a substantial timber shed offers excellent storage for tools and equipment.

The space is further enhanced by carefully positioned planters and mature shrubs, adding colour and interest while maintaining ease of upkeep.

### 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.

### Fixture & Fittings

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

### Services

All mains services are present including water, electricity, gas and drainage.

### Council Tax

Council Tax Band

### Viewings

Viewings are strictly by Appointment via James Agent.

### Home Report

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

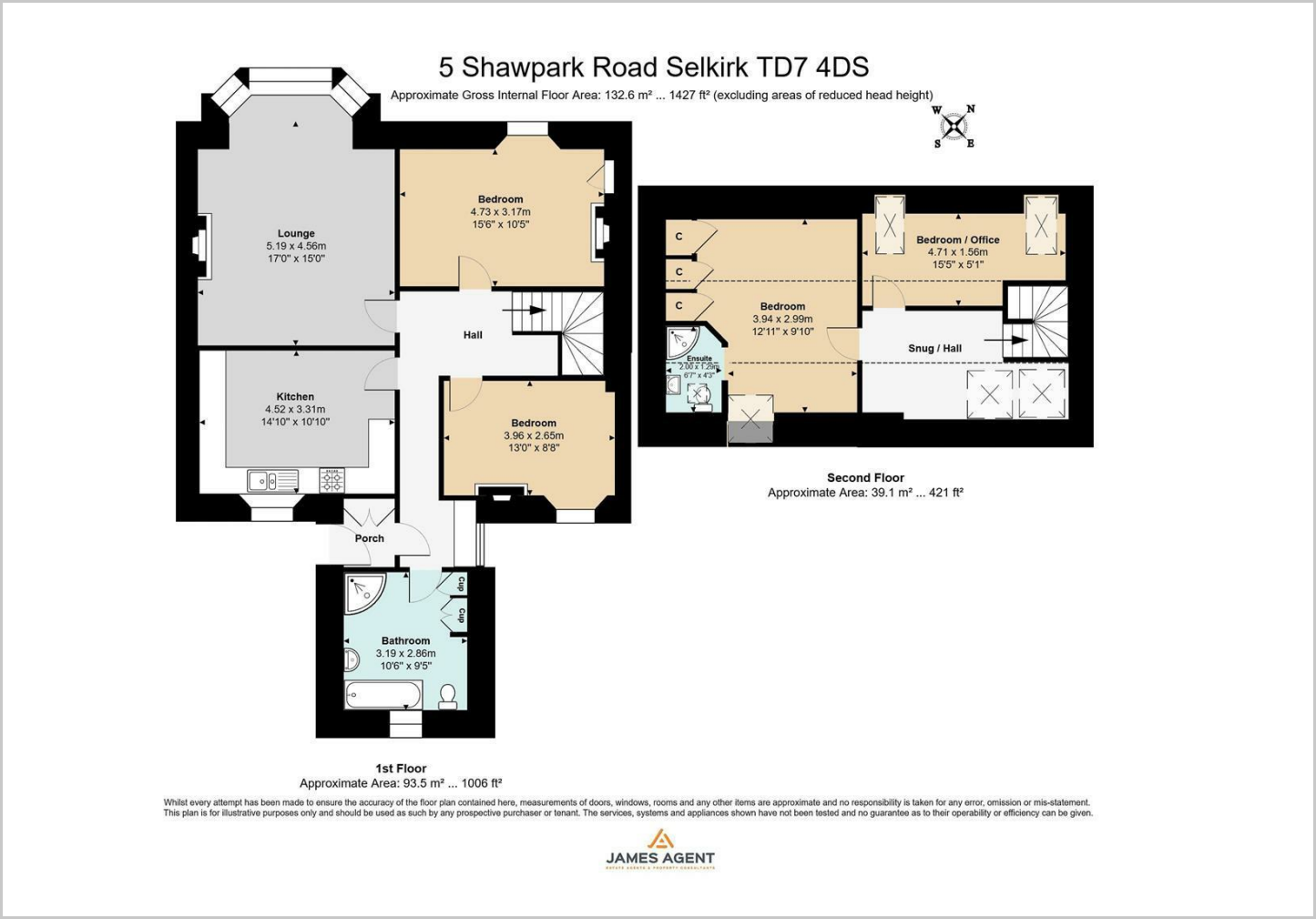
### Offers

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



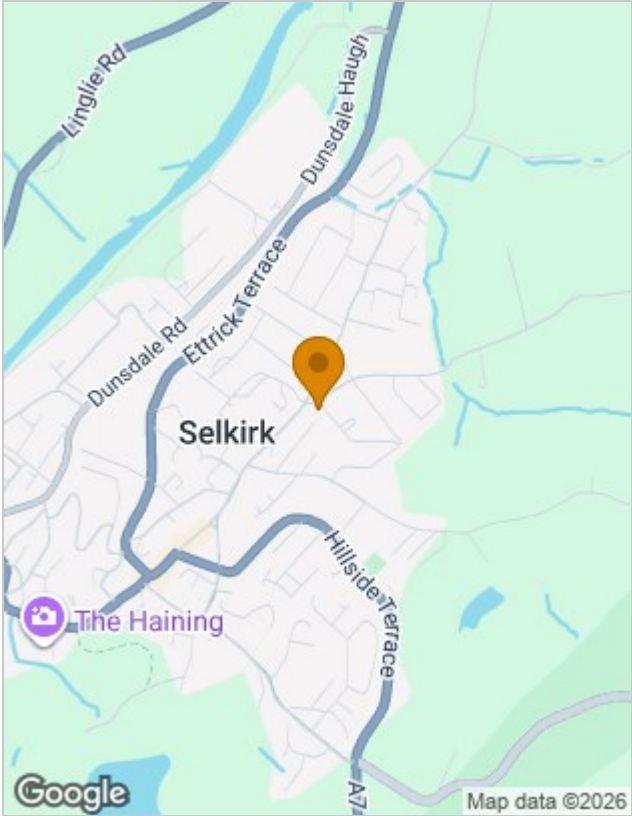
Viewing

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

