



16 Old Selkirk Waterworks Station Road, Selkirk, TD7 5DJ

Guide price £100,000





# 16 Old Selkirk Waterworks Station Road, Selkirk, TD7 5DJ

- 2 Bedroom Apartment
- Modern Gas Central Heating
- Residents Parking
- Investment Potential
- Close to Leisure Centre
- Modern Fixtures & Fittings
- Double Glazing
- Ideal First-Time Buy
- Riverside Walks Nearby
- Walking Distance to Town Centre

16 Old Selkirk Waterworks is an immaculately presented two bedroom second floor apartment located in a modern development, located just a stone's throw from peaceful riverside walks and the beautiful Victoria Park, which is also home to the Selkirk Leisure Centre. A wide range of local amenities and facilities are within easy reach within Selkirk town centre just minutes away. The property presented an ideal opportunity for a first-time buyer or investor looking for a turnkey property.

## ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - BATHROOM - TWO DOUBLE BEDROOMS -



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### Internally

Accessed via a well-kept communal stair, the property opens into a central hallway with two large built-in cupboards for additional storage. To the front, the generously sized lounge provides ample space for both living and dining furnishings. The fully fitted kitchen also sits to the front of the property. There are two double bedrooms to the rear benefitting from integrated wardrobes and peaceful aspects. The bathroom completes the accommodation.

### Kitchen

The kitchen is fitted with contemporary wood-effect cabinetry and neutral worktops incorporating a stainless-steel sink with mixer tap. There is an integrated oven and gas hob with spaces available for freestanding appliances including a tall fridge freezer and washing machine. A window over the sink provides a pleasant outlook and natural light. The layout maximises both workspace and storage, making it practical and well-suited for everyday use.

### Bathroom

The bathroom is fitted with a three-piece suite comprising a WC, pedestal wash hand basin, and bath with overhead mixer shower. Finished with fresh white tiling around the bath and stylish patterned vinyl flooring, the space is functional, low maintenance, and perfect for modern living.



#### Externally

The property is accessed via communal stairwell adequately lit via double glazed windows and evening lighting.

There is a communal car park to the front of the building for residents and guests.

#### 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

All fitted floor coverings and integrated appliances are to be included within the sale.



#### Factoring

We understand there is no factor for the building. Any items of repair, maintenance and cleaning are managed privately in conjunction with the other owners within the building.

#### Services

Mains water, gas, electricity and drainage. Gas central heating and double glazing.

#### Council Tax

Band A.

#### Home Report

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

#### EPC

Energy Rating C.

#### Viewings

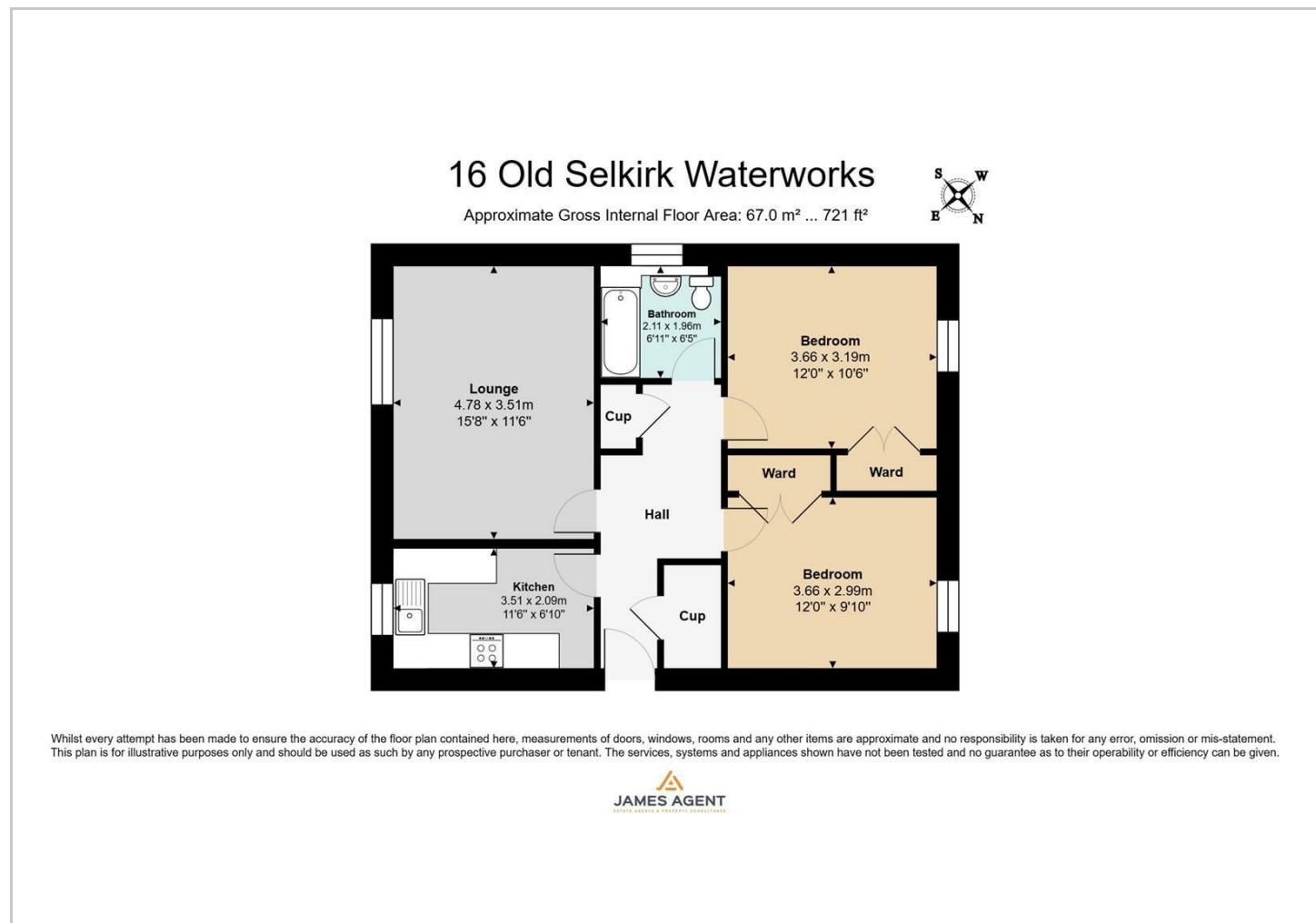
Viewings are strictly by appointment through James Agent.

#### Offers

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



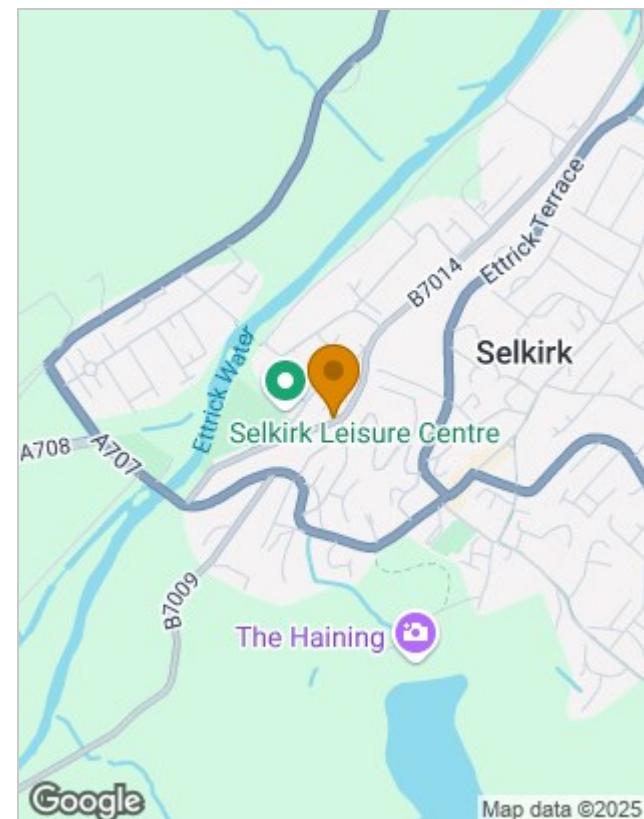
## Floor Plans



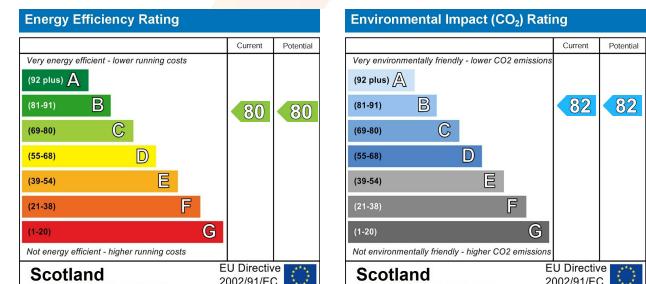
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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.