



**19 Cannon Street is a spacious first floor flat, with two double bedrooms and a very useful box room, which is of a size to suit well as a little home office or be used as generous storage space. Although the property would benefit from some updating and TLC, this is primarily of a cosmetic nature and reflected within the realistic asking price, which is considerably below the Home Report valuation of £90,000. As a first time buy or rental investment (with a track record as such), this is a bargain and opportunity not to be missed.**

**The property is situated on the fringes of the town, in easy reach of a primary school as well as both the rugby and cricket grounds. There are bus stops nearby into the bustling town centre of Selkirk, which provides a very good range of shops catering well for every day needs and also offers good recreational facilities. Positioned around six miles from Railway stations in either 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.**

**Accessed to the rear of the building via an exterior flight of stairs, the property is set over one level, with the accommodation comprising: two good sized double bedrooms, a box room, a spacious sitting room well lit by dual aspect windows, kitchen and bathroom. Gas central heating. Double glazing.**

**Externally, there is ample unrestricted on street parking as well as a communal drying area.**

**Edinburgh 41.0 miles. Tweedbank 8.0 miles. Melrose 8.7 miles. Hawick 12.0 miles. Galashiels 7 miles.  
(All distances are approximate)**

#### **LOCATION:**

Selkirk is a popular market town situated on the banks of the Ettrick Water. With a range of independent shops, hotels and pubs plus a small supermarket and several places to eat. Local tourist attractions include Bowhill House and Country Park, Ian Stark Equestrian Centre, Philiphaugh Visitor Centre and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose. Local sports teams include Selkirk Rugby Football Club and Selkirk Cricket Club and there is also a swimming pool, and a nine-hole golf course within the town. Local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Ettrick and River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks in and around Selkirk. There is primary and secondary schooling within the town as well as a doctor's surgery. The Borders General Hospital, the largest hospital in the Scottish Borders is only ten miles away, on the fringes of Melrose.

Selkirk sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with a station in Galashiels and the terminus in Tweedbank both of which are approximately six miles away. There is also a bus service, which passes through the town, which runs from the Interchange in Galashiels with links to Carlisle in the South, as well as Edinburgh in the North and the other Border towns.







## Directions:

For those with satellite navigation the postcode for the property is: **TD7 5BP**  
From the town centre turn into West Port and follow the road all the way down, past The Green and along Yarrow Terrace. Drive over the bridge then turn right at the end of the road into Linglie Road. Continue along for a few hundred meters, then turn right into Bridge Street. 19 Cannon Street sits on the corner on your left hand side and is entered to the rear via a communal flight of exterior stairs.

## FURTHER INFORMATION:

### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

### Services:

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

### Outgoings:

Scottish Borders Council Tax Band Category: **A**

### EPC Rating:

Current EPC: **C73**

### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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