

26 Dovecot Park

Selkirk, TD7 4ES

A Great Opportunity to Purchase This Fantastic 3 Bedroom Maisonette
For Sale • Offers Over £130,000

Edwin
Thompson







BRIEF RESUME

- Spacious three-bedroom maisonette
- Single Storey Living
- Ideal For First-time Buyers/Investors
- Central Selkirk Town Location
- Private Garden To The Rear

GENERAL DESCRIPTION

26 Dovecot Park is a delightful upper maisonette spanning approximately 81m², offering single-level living with a bright and spacious interior. Set within a quiet residential street, the property presents a charming cottage-style façade and benefits from private garden space, excellent natural light, and a welcoming feel throughout. Accessed via a set of steps from street level, the home is ideal for a variety of buyers seeking well-proportioned accommodation close to Selkirk town centre.

LOCATION

Positioned on the upper edge of Dovecot Park, a residential street in Selkirk, this property enjoys a quiet yet well-connected setting. The area is primarily made up of private and well-maintained homes, providing a peaceful, community-oriented feel. Just a short walk from the town centre, residents can easily access local

shops, cafés, primary and secondary schools, and recreational facilities, including parks and walking trails.

Selkirk itself offers a range of amenities including independent shops, a health centre, cafés, and local primary and secondary schools. The town's elevated position gives it beautiful views over the surrounding countryside, while nearby towns such as Galashiels (6 miles) and Hawick (11 miles) offer additional shopping and leisure options. Galashiels also provides access to the Borders Railway with direct trains to Edinburgh Waverley, making it an attractive option for commuters.

Transport links are excellent, with Selkirk located directly off the A7, offering straightforward road access north to Edinburgh and south to Carlisle. Regular bus services connect the town to neighbouring areas and larger retail centres. Outdoor enthusiasts will appreciate the abundance of nearby walking routes, river paths, and green spaces, making Selkirk a great base for a relaxed, active lifestyle.

COUNCIL TAX BAND — B

EPC RATING — D61

SERVICES

Mains services are understood to be connected with the main heating system being gas.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
26 Dovecot Park	81	869

E & o e please note that these measurements have been taken from the floor plans created.

BROADBAND COVERAGE

The area around Dovecot Park, has access to Ultrafast broadband services, with maximum download and upload speeds of 8,500 Mbps.

FLOOD RISKS

Surface Water risks—Medium Risk

This information gives the likelihood of surface water flooding within a 50 metre radius of this location.

Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks—No Risk

This information gives the likelihood of river flooding within a 50 metre radius of this location. Check the SEPA website for more details

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Email: a.welsh@edwin-thompson.co.uk
Tel: 01896 751300





COMMENTARY

This beautifully presented upper maisonette has a distinct cottage appeal from the outside, with steps leading to an inviting double-door entrance that enhances both privacy and security. Beyond this is a bright vestibule area, complete with a glass-panelled internal door that allows natural light to pour through into the hallway, creating a warm and welcoming first impression.

The main living area is open-plan and exceptionally bright, with two large windows and a fresh, neutral décor throughout. A substantial log burning stove adds character and comfort to the living space, while wooden flooring gives the room a warm and homely finish. The kitchen area is functional and full of charm, featuring base units, open shelving, a traditional pulley drying rack, integrated cooker with gas hob, and space for both a washing machine and a dining table. Access to the garden is via stairs from a door off the kitchen. The garden itself is a hidden gem — a fully enclosed suntrap laid mainly to lawn, with a slabbed path leading to a stone seating area and a small pergola with planters. It is completely private thanks to high fencing, and also includes a rear store ideal for outdoor equipment or bikes. This external space offers huge appeal for anyone seeking their own peaceful outdoor haven.

Inside, all three bedrooms are generously proportioned and flooded with natural light. Two are large doubles, with the principal bedroom featuring

dual-aspect windows, a decorative fireplace, and built-in storage. The third bedroom is a good-sized single, currently used as a flexible space that would work well as a guest room, nursery, or home office. The sleek and contemporary bathroom to the rear of the property is fitted with a white suite and bright, modern décor. The property throughout has a fresh, well-maintained feel and offers a practical, flowing layout suited to a wide range of buyers.

ACCOMMODATION

The accommodation currently comprises:
Internal — Open plan living room/ kitchen, bathroom, 3 bedrooms, entrance porch and hallway
External— Private garden and coal shed

IMPORTANT NOTICE

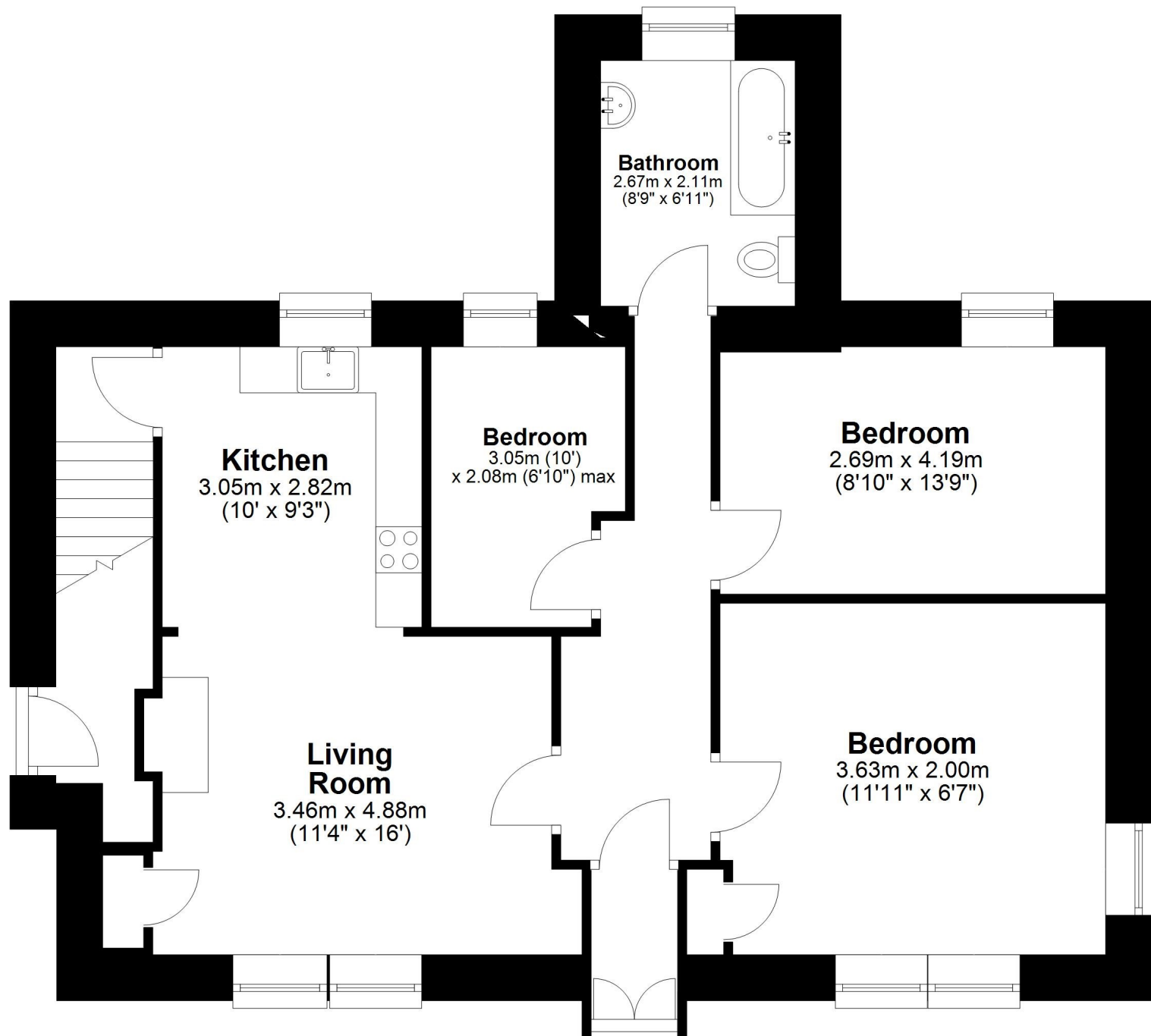
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