

# 3 Old Selkirk Waterworks, Station Road

Selkirk, TD7 5DJ

A Great Opportunity to Purchase This Three Bedroom Terraced Bungalow  
For Sale • Offers Around £120,000

Edwin  
Thompson







## BRIEF RESUME

- Three Bedroom Terraced Bungalow
- Open Plan Kitchen Living Space
- Fantastic High Ceilings
- Flexible Living
- Unique Features Throughout
- Renovated To A High Standard

## DESCRIPTION:

Nestled within the historic confines of the Old Selkirk Waterworks, this charming 3-bedroom terraced bungalow offers a unique blend of heritage and modern comfort. Originally erected in 1903 and meticulously converted into residential properties in 2003, this home boasts striking architectural features, including soaring ceilings, and a wealth of character. With a designated parking space in the courtyard and a shared decking area, this residence exudes a sense of community while providing a tranquil retreat for its occupants.

## LOCATION:

Situated on Station Road, this property enjoys a prime location within the heart of Selkirk. Station Road offers convenient access to local amenities, including shops, cafes, and restaurants, ensuring residents have everything they need within reach. Selkirk itself is steeped in history, with attractions such as the majestic Haining Estate and the scenic River Ettrick weaving through the town. Nature

enthusiasts will appreciate the proximity to the sprawling countryside, offering ample opportunities for outdoor recreation, including hiking, cycling, and fishing. With its blend of urban conveniences and natural beauty, Selkirk presents an idyllic setting for those seeking a peaceful yet vibrant lifestyle.

## DETAILS:

This remarkable property spans approximately 79m<sup>2</sup> and comprises three bedrooms, making it ideal for families or those seeking additional space. The interior impresses with its exceptionally high ceilings, lending an airy and spacious feel throughout. The conversion from the historic waterworks building has preserved many original features, adding character and charm to the living spaces.

The open-plan layout seamlessly connects the living and kitchen areas, fostering a sense of togetherness and ease of movement. The kitchen is thoughtfully designed with modern appliances and ample storage, catering to the needs of the contemporary homeowner.

Externally, residents benefit from a designated parking space in the courtyard, ensuring convenience and peace of mind. A shared decking area outside the property provides a delightful space for al fresco dining or simply soaking up the sunshine.

Beyond the confines of this unique residence, Selkirk offers a wealth of amenities and attractions to explore. From its rich historical landmarks to its picturesque natural

surroundings, this town captivates residents and visitors alike with its timeless allure. Whether strolling along the high street or immersing oneself in the tranquillity of the nearby countryside, Selkirk promises a lifestyle that seamlessly blends heritage, community, and modern comfort.

## ACCOMMODATION

The accommodation currently comprises:

First Floor: Entrance hall, open plan living kitchen, Master bedroom, two further double bedrooms and family bathroom with ensuite access.

## AREAS

Description	sq m	sq ft
3 Old Selkirk Waterworks	79	850

The property has been measured to the following areas: E & o e please note that these measurements have been taken from the EPC register.

## SERVICES

All services are understood to be connected.

## VIEWING

By appointment with the sole agents. Please contact Amy Welsh for further details.

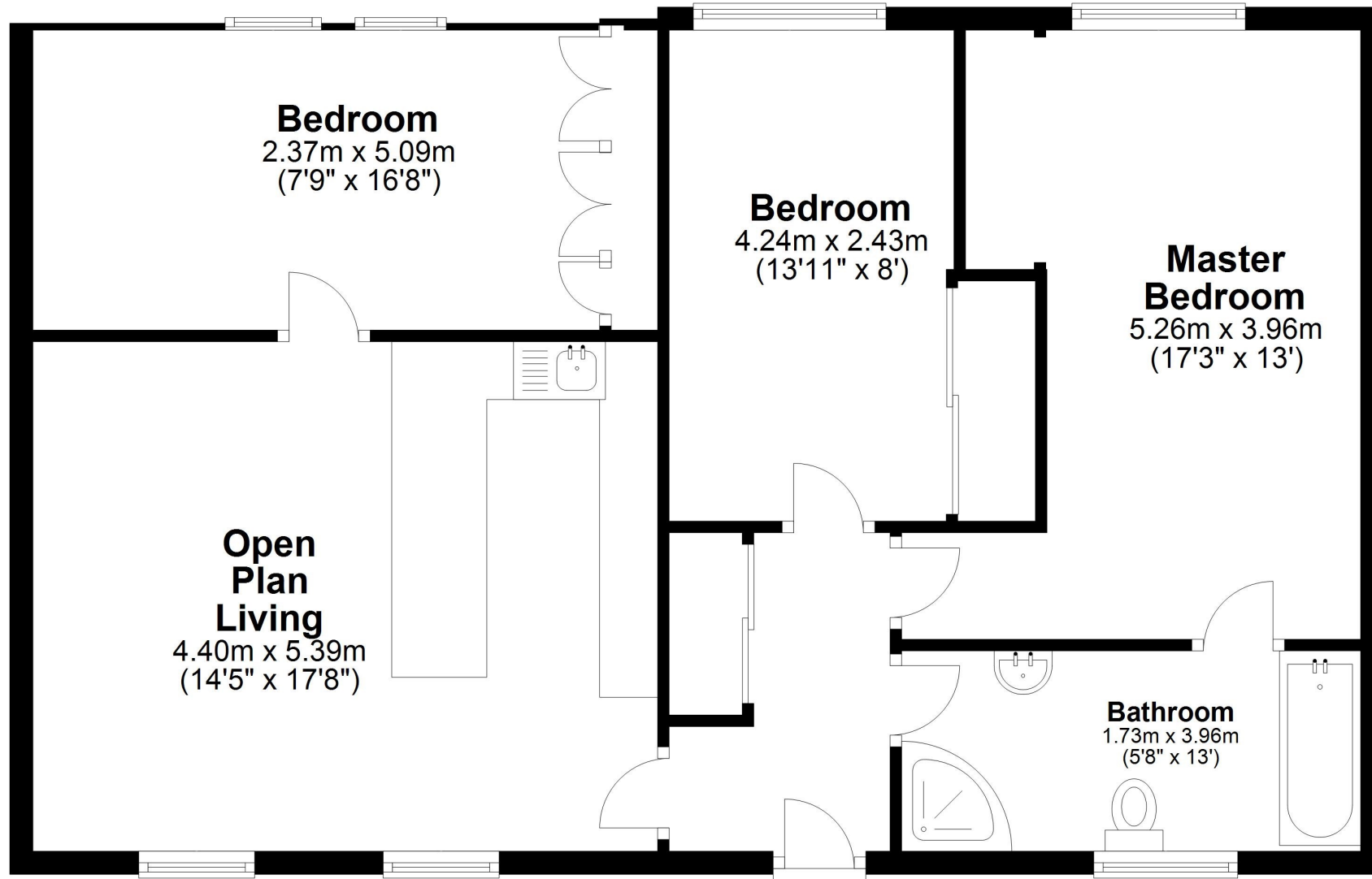
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