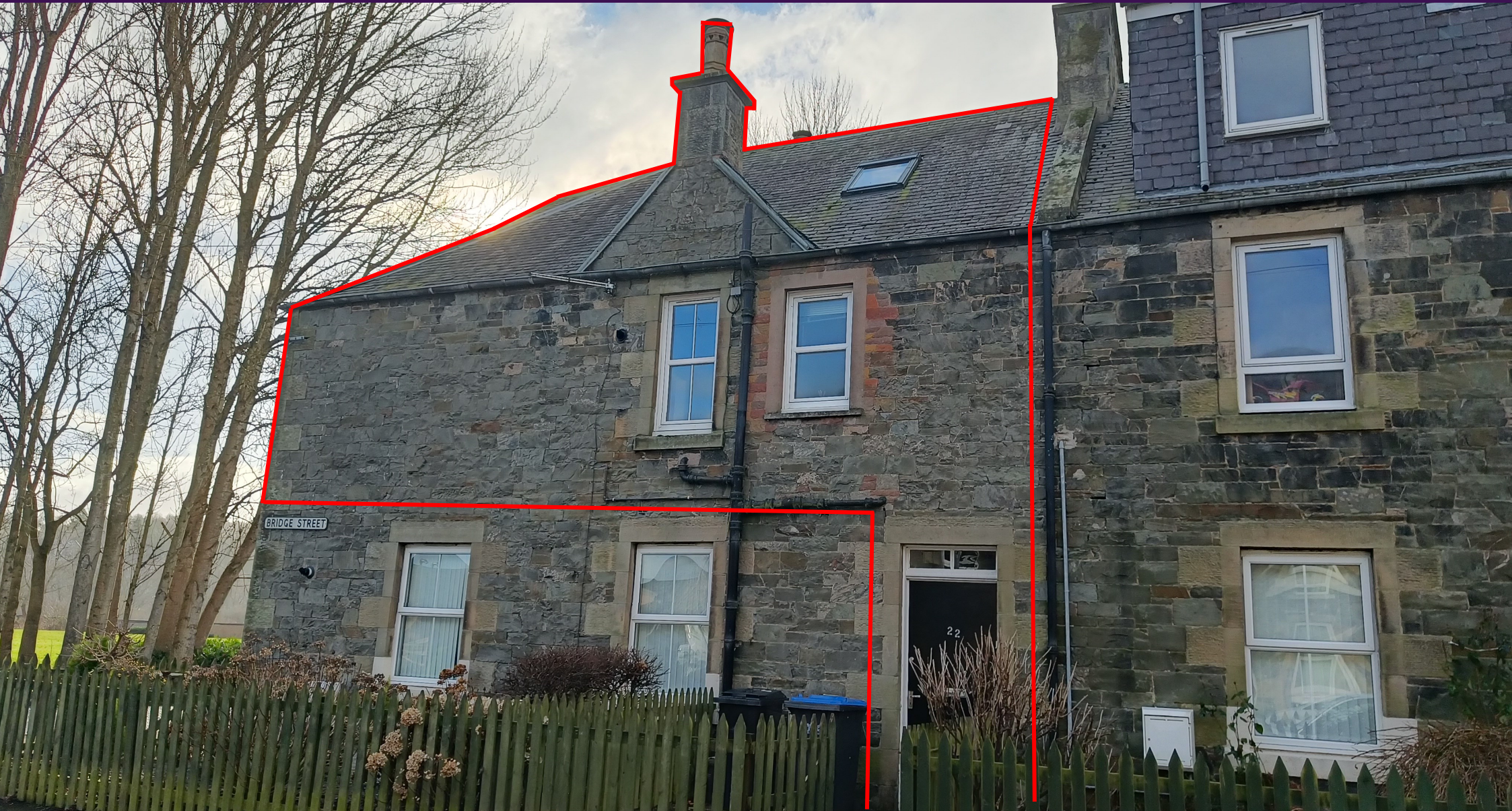


# 22 Bridge Street

Selkirk, TD7 5BS

A Great Opportunity to Purchase This Fantastic 2 Bedroom First and Upper Maisonette  
For Sale • Offers Over £89,000

Edwin  
Thompson







## BRIEF RESUME

- 2 Bed First & Upper Maisonette
- Spacious Living Accommodation
- Ideal For First-time Buyers/Investors
- Close To Bus Route
- Private Entrance Set Back From Street.

## GENERAL DESCRIPTION

A charming and well-proportioned two-bedroom first and upper maisonette, 22 Bridge Street offers an attractive blend of character and modern convenience. This traditional property has its own private entrance at street level, with internal stairs leading up to the main living areas. The home benefits from a small patio space, keeping the front door set back from the street for additional privacy. With stunning views over the adjacent park and Selkirks valley, as well as well-designed interiors, this property is ideal for first-time buyers, small families, or investors seeking a well-located buy to let residence.

## LOCATION

Situated on Bridge Street, this property enjoys a peaceful location in the historic town of Selkirk. The street itself is lined with a mix of traditional homes and close proximity to the local convenience store, offering a blend of residential charm and convenient access to local amenities. Nearby, residents can access a range of independent shops, cafes, restaurants, and

essential services such as supermarkets, pharmacies, and medical facilities.

Selkirk is well-positioned within the Scottish Borders, providing easy access to nearby towns such as Galashiels (approximately 6 miles away) and Hawick (around 12 miles away), both of which offer a broader range of retail, leisure, and professional services. The Borders General Hospital, the main medical facility in the region, is located just a short drive away. The scenic surroundings of the town also offer excellent opportunities for outdoor pursuits, including walking, cycling, and fishing.

For those commuting further afield, the nearby A7 road provides direct routes north to Edinburgh (approximately 45 miles) and south towards Carlisle. Additionally, the Borders Railway station at Tweedbank (around 7 miles away) offers a convenient rail link to Edinburgh, making this an attractive location for those seeking a balance between rural living and city accessibility.

## ACCOMMODATION

The accommodation currently comprises:  
First Floor – Living room, kitchen, bathroom and storage cupboards.

Second Floor—Two bedrooms

Externally— Small patio area

## 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
22 Bridge Street	76	818

E & o e please note that these measurements have been taken from the EPC register.

**COUNCIL TAX BAND – A**  
**EPC RATING – D58**

## BROADBAND COVERAGE

The area around Bridge Street, has access to superfast broadband services, with maximum download speeds exceeding 1,000 Mbps.

## FLOOD RISKS

### Surface Water risks—High

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

High likelihood means that each year this area has a 10% chance of flooding.

This does not take into account the effect of any flood defences.

### River risks—Medium

This information gives the likelihood of river flooding within a 50 metre radius of this location. Medium likelihood means that each year this area has a 0.5% chance of flooding.

Check the SEPA website for more details





## DETAILS

Upon entering the property via its private front entrance, a set of internal stairs leads up to the main living areas. The spacious living room is a highlight of the home, featuring recessed windows that frame picturesque views of the adjacent park and valley. This area presents an ideal spot for a window seat, allowing residents to enjoy the scenery while relaxing with a morning coffee. The layout of the living room provides ample space for comfortable seating and dining arrangements, making it a welcoming space for entertaining or unwinding after a long day.

The kitchen, located off the living room, is compact yet efficiently designed. It offers generous work surfaces, along with a good selection of base and wall units, ensuring ample storage for a couple or small family. The inclusion of a dedicated space for a tall fridge freezer maximizes practicality. Another feature of this property is the under-stair cupboard, which has been thoughtfully plumbed to accommodate a washing machine. This clever design choice frees up space in the kitchen, enhancing its functionality and allowing for additional storage solutions.

Ascending to the upper level, both bedrooms offer generous proportions. The second bedroom benefits from built-in storage, adding to the overall convenience of the home. The principal bedroom, positioned at the front of the property, boasts a striking bay window that allows natural light to flood the space while providing a stunning outlook onto mature trees and greenery. This room serves as a tranquil retreat, ideal for restful nights and relaxed

mornings.

The bathroom is situated on the lower level and is fitted with a full-size bath with a shower overhead, a wash hand basin, and a WC. The layout ensures ease of use for residents and guests alike. Throughout the property, the traditional features blend seamlessly with modern updates, creating a home that feels both timeless and comfortable.

### IMPORTANT NOTICE

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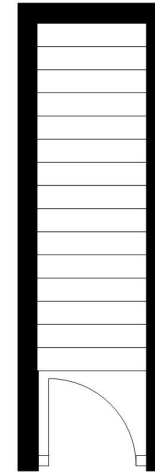
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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
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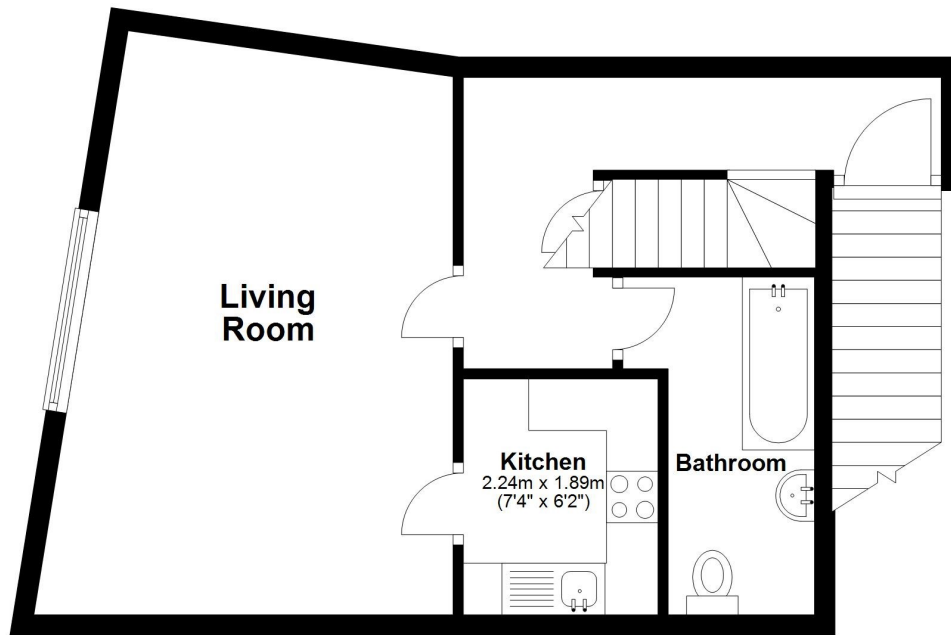
## Ground Floor

Approx. 4.3 sq. metres (46.8 sq. feet)



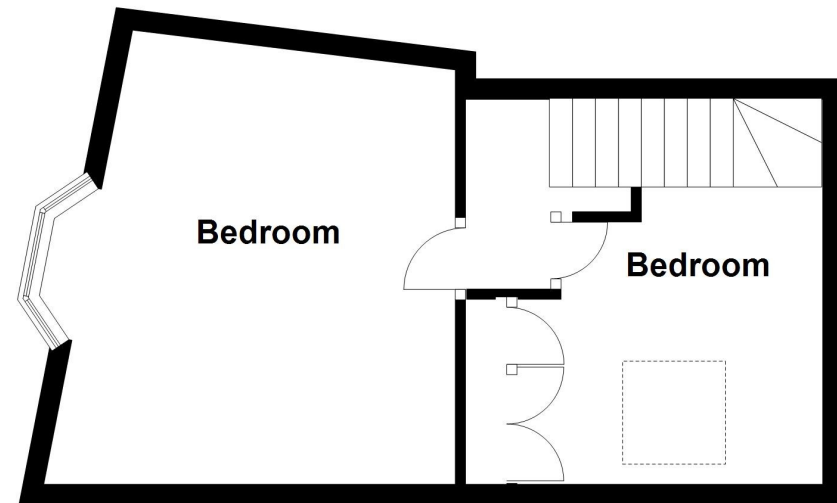
## First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



## Second Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.9 sq. feet)

# 22 Bridge Street

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