

58 Forest Road

Selkirk, TD7 5DG

A Great Opportunity to Purchase This Ground Floor 1 Bedroom Flat
For Sale • Offers Over £65,000

Edwin
Thompson







BRIEF RESUME

- One Bedroom Ground Floor Flat
- Large Living Space
- Great Property For a First Time Buyer
- Front & Back Garden

DESCRIPTION:

58 Forest Road is a well-presented ground floor, one bedroom flat situated in a popular residential area of Selkirk. The winding road conceal a private rear garden. Internally, the accommodation is spacious and in good order.

LOCATION:

The property is situated just off the town centre. The street is popular for investors looking for buy-to-lets. The Royal Burgh of Selkirk lies on the Ettrick Water, a tributary of the River Tweed. This characteristic town offers an array of recreational facilities including golf course and racecourse together with primary and secondary schools and a wide range of shops and restaurants.

The Heriot-Watt Scottish Borders Campus has a thriving student community in nearby Galashiels, and there is a good selection of restaurants and bars in the town and surrounding area. Selkirk is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct

Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

COMMENTARY

58 Forest Road offers the complete package with generously proportioned rooms and low maintenance grounds. It is presented in a good order and sits in a central position within the town. The property will appeal to investors, first time buyers and those looking to get away from the city.

Selkirk and the surrounding area appears to be benefitting from a good level of publicity and an increase in local tourism following large local investment in events including the rail link, new tapestry building, leisure facilities and sporting events such as Melrose 7s. There are also a good number of other attractions locally including Abbotsford House and Tea Room, a selection of well-established golf courses, breath-taking countryside with heritage walks and trails through the area including St Cuthbert's Way. There are also local festivals at each of the local towns during the summer months celebrating the proud traditions of the area.

ACCOMMODATION

The accommodation currently comprises:

Internally: Entrance hall, bathroom, living room, kitchen, utility, bedroom

Externally: Front patio area, rear garden with shed and decking area.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
58 Forest Road	52	560

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

SERVICES

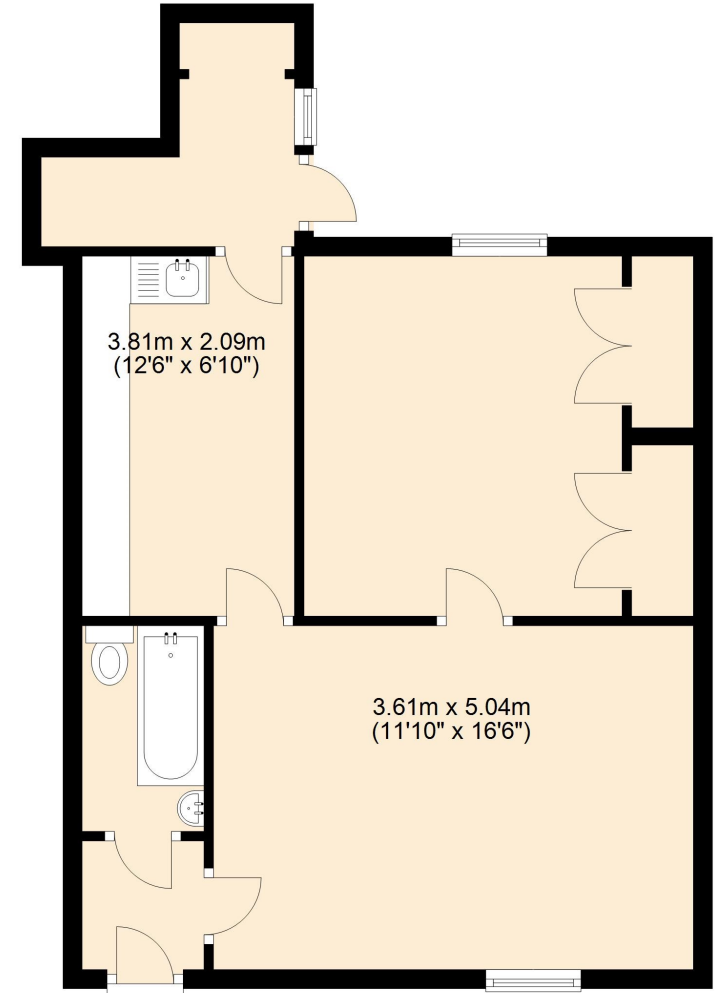
All mains services are understood to be connected with the main heating system being gas fired.

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