



Charming two bedroom ground floor flat

Quiet location close to the River Ettrick

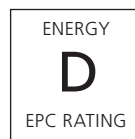


58 Bannerfield Drive

Selkirk, Borders, TD7 5BG



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Selkirk

SCOTTISH BORDERS

The Royal and Ancient burgh of Selkirk is a historic market town in the Scottish Borders and is beautifully situated on the banks of the historic Ettrick Water. The town boasts excellent leisure facilities which includes a nine hole golf course, swimming pool and fitness centre. Selkirk itself provides a wide range of amenities including a rugby club, a cricket club as well as shops providing for all your daily requirements. There is a good range of local amenities, with several hotels and pubs, with the thriving town of Galashiels offering a wider range only a short drive away. This town also provides a variety of bars, shops, hotels and educational facilities. Local tourist attractions include Bowhill House and Country Park, Halliwell's House and nearby St. Mary's Loch. For the sporting enthusiast there are variety of outdoor pursuits in the area including fishing on the River Tweed, golf, hill walking and a selection of field sports. Selkirk is also well known for its beautiful scenery and sense of history, boasting a number of well-known landmarks and notable people that the area has produced.

Local schooling is excellent with three primary schools and secondary schooling at Selkirk High. The well-known St Mary's Preparatory School is situated in nearby Melrose. The town is centrally located providing easy access to Edinburgh and the North of England via the A7 which runs through Selkirk. The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Edinburgh Waverley, connecting to the national and international rail network within an hour.



SELKIRK RUGBY FOOTBALL CLUB AND TOWN LANDSCAPE





The bright living room



Bannerfield Drive

FANTASTIC OPPORTUNITY FOR INVESTMENT PURCHASE

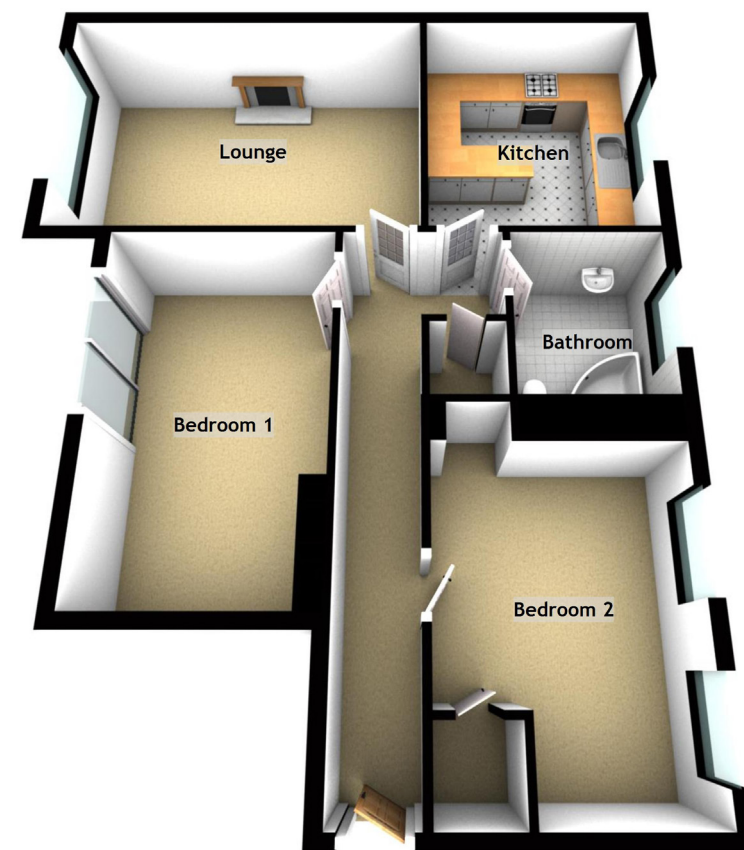
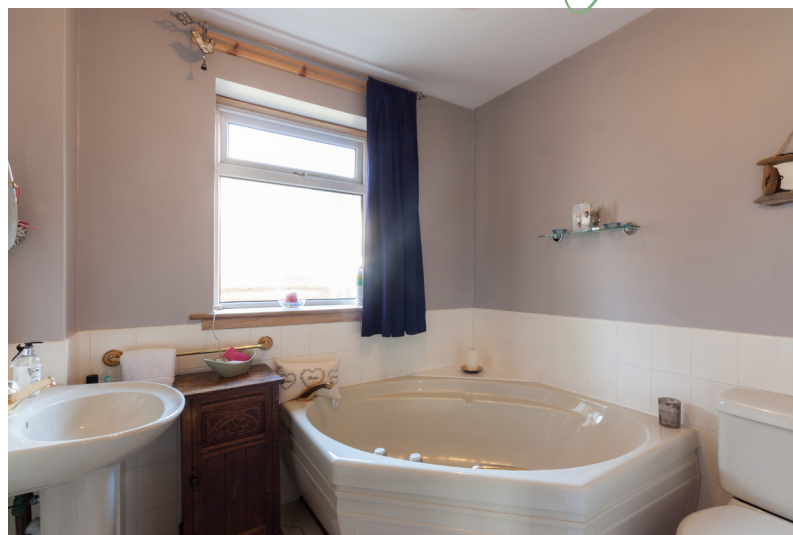
Fantastic opportunity for investment purchase, first time buyers and those looking to downsize, this ground floor, two bedroom flat is situated in a quiet location close to the River Ettrick and offers ample living space.

The accommodation could benefit from cosmetic upgrading, the property briefly comprises: hallway with storage cupboard, family kitchen with fitted cupboards, stand alone

electric cooker/oven and washing machine, spacious living room with charming feature fireplace, two double bedrooms, the master bedroom features sliding doors to front garden and patio space, the family bathroom features a corner bath. The property further benefits from double glazing, gas central heating and there is private parking immediately in front of the property.



BEDROOMS BATHROOM

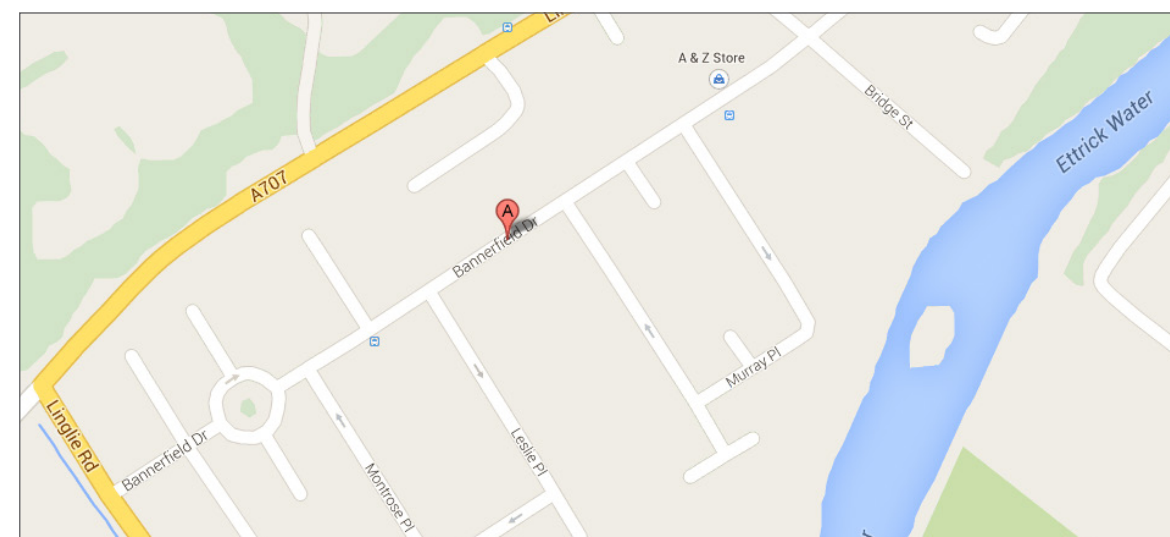


Approximate Dimensions
(Taken from the widest point)

Lounge	4.98m (16'4") x 3.44m (11'3")
Kitchen	3.44m (11'3") x 3.04m (10')
Bedroom 1	4.93m (16'2") x 2.92m (9'7")
Bedroom 2	4.13m (13'7") x 3.05m (10')
Bathroom	2.27m (7'5") x 1.98m (6'6")

Extras
(Included in the sale)

All floor coverings, light fittings and fixtures.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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