



# 50 Raeburn Place

Selkirk  
Borders  
TD7 4JB

## A delightful period house with many original features

Set within a sought after residential location



Scan Here!



3 BED



1 BATH



DRIVEWAY

ENERGY

E

EPC RATING



Selkirk Town and Landscape

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 Field, Rugby Club and The River Ettrick



“...spacious lounge with box window to the front aspect...”

# 50 Raeburn Place

We are delighted to bring to the market this particularly attractive end-terraced period house. The property comprises a welcoming entrance vestibule with original mosaic tiles, a traditional hallway with turned wooded balustrades. The hallway leads to a spacious lounge with box bay window to the front aspect, feature fireplace and deep cornicing. The ground floor accommodation is completed by a fully fitted kitchen with ample wall and floor units and finally a useful utility room providing extra storage and a side door out to the garden area. Upstairs there is a bright and fresh three piece part tiled bathroom with shower over bath, two large double bedrooms both with good storage space and one further large single bedroom.

Externally there are private garden grounds to the front, side and rear. A single driveway for off street parking and more than adequate space to the front of the property for more on street parking.

The property further benefits from gas central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.

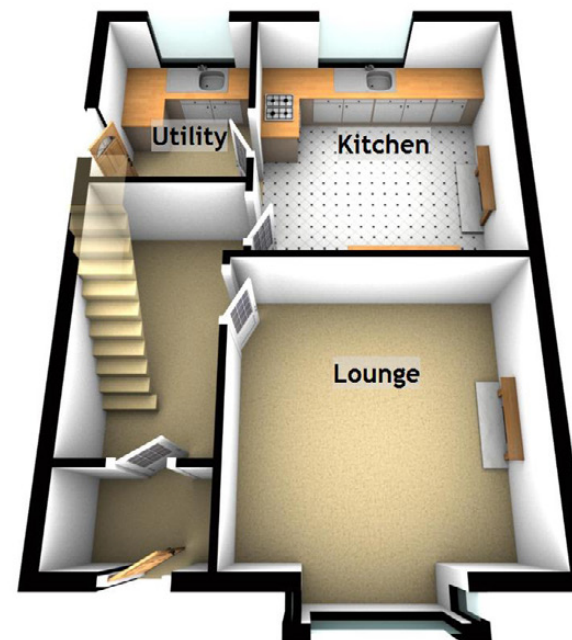




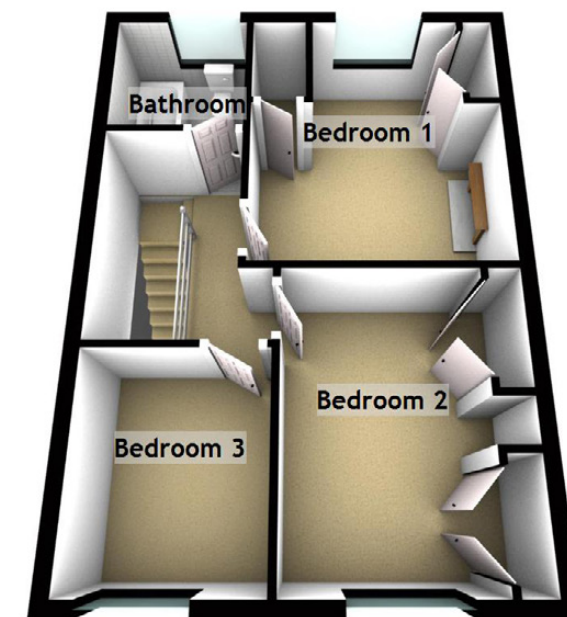
*Three bedrooms and a three piece part tiled bathroom*



Ground Floor



First Floor

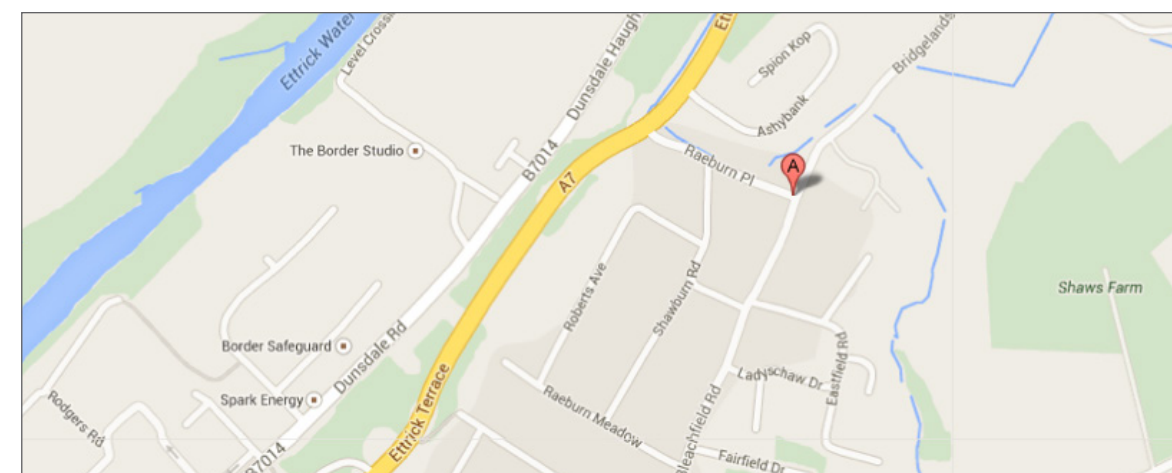


Approximate Dimensions  
(Taken from the widest point)

Extras  
(Included in the sale)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 3.83m (12'7") x 3.75m (12'4") |
| Kitchen   | 3.73m (12'3") x 3.56m (11'8") |
| Utility   | 2.64m (8'8") x 2.10m (6'10")  |
| Bedroom 1 | 3.77m (12'4") x 3.73m (12'3") |
| Bedroom 2 | 3.75m (12'4") x 2.96m (9'8")  |
| Bedroom 3 | 2.73m (8'11") x 2.27m (7'5")  |
| Bathroom  | 1.83m (6') x 1.73m (5'8")     |

Floor coverings, light fittings and blinds.





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## Part Exchange

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Text and description  
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