

**Selkirk**

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## Building Plot

Sentry Knowe, Selkirk, TD7 4BG

**Guide Price £65,000**



An fabulous opportunity has arisen to acquire a building plot situated in an elevated position with stunning views over the nearby countryside including the Ettrick and Yarrow Valleys. The site is located on the perimeter of the town yet within easy reach of the town centre and all local facilities. The plot extends to 0.33 acres with Planning Consent granted for the erection of a single dwelling. All documentation in relation to the Planning Consent can be viewed by entering the Reference Number 22/00283/PPP on Scottish Borders Council's Planning Portal.





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## Directions

From the Market Place, travel up Kirk Wynd into South Port and onto The Loan, turning left into Sentry Knowe. Thereafter, take the first right into the cul-de-sac, travelling to the top where a lane off to the right accesses the site.

## Description

The site extends to approximately 0.33 acres, over which Planning Consent has been granted for the erection of a single dwelling, a copy of the Planning Consent and all documentation can be viewed by entering the Reference Number 22/00283/PPP on the Scottish Borders Council Planning Portal.

## Situation

Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

## Services

Mains services in respect of water, gas, electricity and drainage are likely to be readily available, although any purchaser must satisfy themselves with regards to this.

## Viewings

To view contact the Selling Agents on 01750 723868

## Entry

By mutual agreement