



24 FAIRFIELD CRESCENT, SELKIRK, TD7 4HY



- VESTIBULE
- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- BOX ROOM
- BATHROOM
- PARTIAL GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- OFF-STREET PARKING

DOUGLAS
&
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL
t: 01750 20271 • f: 01750 22686

www.bordersproperty.co.uk

24 FAIRFIELD CRESCENT, SELKIRK, TD7 4HY



DESCRIPTION

A two bedroom, two storey, mid terraced house in a quiet residential street. It has off street parking, and a fully enclosed garden at the rear with access to a green space and small children's play park. It is close to the local primary school, and a fifteen minute walk to Selkirk High School, and town centre shops and amenities. There is a half hour 'bus service from the town centre to Hawick and Galashiels, and it is 7 miles to the Borders Railway park and ride facility at Tweedbank with services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the drive and opens into a bright spacious vestibule which accommodates a built in storage cupboard. A full glass panelled door opens into a sizable hall off which sit the lounge, kitchen, stairs to the upper accommodation, downstairs bedroom, and large built in storage cupboard adjacent to the kitchen door.

LOUNGE

The bright spacious lounge overlooks the back garden through two large windows and a half glass panel patio door which allows access to the fully enclosed back garden. This room has the capacity to accommodate a dining table set in addition to lounge furniture. The room also enjoys views to the hills beyond the town.

KITCHEN

The kitchen is a bright, functional, and spacious workspace overlooking the front of the house, with capacity to accommodate a small dining table set. Grey granite effect worktops with an integral stainless steel sink run on two sides of the room, and are generously equipped with electric power points. Ample storage is provided by wall and floor mounted units with dedicated spaces for white goods and the free standing gas cooker. An electric wall heater is fitted in the room.

DOWNSTAIRS BEDROOM

This bright single room overlooks the back garden. It benefits from a built in double door wardrobe, and has capacity to accommodate free standing bedroom furniture in addition to a bed.

UPSTAIRS

An open staircase leads to an upper landing off which sit a bedroom, bathroom, box room with electric light, and a large storage cupboard. The box room could be used as a small office or study if required.

UPSTAIRS BEDROOM

This bright spacious double room benefits from a built in double door wardrobe, and overlooks the back garden with views to the hills beyond the town. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

The bathroom has a white suite of bath, wash basin, and toilet. The walls behind the bath are partially tiled, and an electric wall heater and extractor fan are fitted in the room.

OUTSIDE

The garden area at the front of the house has a tarmacadam path, and drive to accommodate off street parking. The garden at the rear of the house comprises areas of tarmacadam, paving, garden plots, and it accommodates a garden shed. It is fully enclosed with wooden fencing, and a gate at the back allows access to a large green space which accommodates a small children's play park.

SERVICES

Mains water, drainage and sewage, electricity, double glazing, and partial gas central heating. Council Tax Band 'B'.

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances, and the gas cooker, if included are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

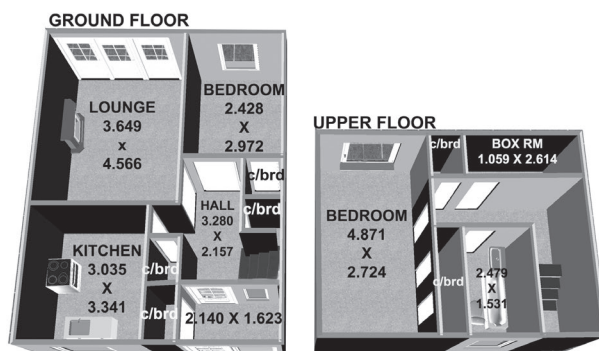
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



DOUGLAS & GILMOUR & SON

Solicitors

20 Market Place • Selkirk • TD7 4BL

t: 01750 20271 • f: 01750 22686

e: selkirk@douglasgilmour.co.uk

w: www.bordersproperty.co.uk

LP-1 Selkirk

