



66 BACK ROW, SELKIRK, TD7 4AG



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- UNRESTRICTED ON-STREET PARKING

DOUGLAS
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DESCRIPTION

A two storey, two bedroom, end-terraced house in a quiet residential street, close to Selkirk High School, the local primary school, and town centre shops and amenities. The property benefits from gas central heating and double glazing throughout, with a fully enclosed and easily maintained garden at the rear. Selkirk town centre is served with a half hour 'bus service to Galashiels and Hawick, major Border towns with a selection of national branded shops. Selkirk is also seven miles from 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 small front garden and opens into a sizable hall off which sit the lounge, kitchen, large walk in storage cupboard, and stairs to the upper accommodation.

LOUNGE

The lounge is a bright spacious and welcoming room overlooking the front and back gardens through two large windows.

KITCHEN

The kitchen is a bright spacious and functional workspace overlooking the back garden. The room accommodates a dining table set. Light speckled stone laminate worktops run on two sides of the room with an integral stainless steel kitchen sink. The walls behind the worktops are tiled. Three large built in cupboards and floor and wall mounted units provide generous storage space, with dedicated spaces for the free standing cooker and white goods. A second half glass panelled door leads to the fully enclosed back garden.

UPSTAIRS

A bright open stair case leads to the upper landing off which sit two double bedrooms and the bathroom.

BEDROOM 1

This room overlooks the back garden and benefits from two large walk in wardrobes with additional storage. The room can accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This bright double room overlooks the back garden. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

This has a white suite of bath, wash basin, and toilet. The walls behind the bath are partially tiled, and a central heating radiator is fitted in the room.

OUTSIDE

A small easily maintained garden with a mix of shrubs and paved paths lies at the front of the house, with a gate that leads to the back garden. The fully enclosed back garden accommodates a garden shed and has a mix of grass and paving. Ample unrestricted on street parking is available immediately outside the property.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. The gas cooker and any electrical appliances and white goods which might be included in the sale 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.



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