



## 59 HIGH STREET, SELKIRK, TD7 4BZ



- LISTED TOWNHOUSE - PRIME LOCATION
- EXCELLENT INVESTMENT POTENTIAL - £12,600 pa
- LOUNGE & KITCHEN
- 2 BEDROOMS
- 2 SHOWER ROOMS
- GAS CENTRAL HEATING
- SHOP/OFFICE, KITCHEN & TOILET
- GARDEN ROOM
- ENCLOSED GARDEN

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## DESCRIPTION

A 'C Listed' three storey townhouse comprehensively restored and upgraded in 2014 with the assistance of Historic Scotland and Scottish Borders Council. A shop, kitchen, and toilet are situated on the ground floor. The house benefits from gas central heating throughout. A separate garden room and fully enclosed garden are located at the rear of the property. It is situated in a prime location in the centre of Selkirk among other shops and town centre amenities, and is a five minute walk to Selkirk High School, and ten minute walk to the local primary school. Seven miles to the Borders Railway park and ride facility at Tweedbank with services to Galashiels and Edinburgh.

## FLAT ACCOMMODATION

### ENTRANCE & HALL

The flat entrance is located at the rear of the property and is approached from the street via a common close and garden gate. It opens into a vestibule and staircase leading to the first floor landing off which sit the lounge and kitchen.

## FIRST FLOOR

### LOUNGE

The lounge is a bright, warm, welcoming room overlooking the front of the property through two large windows. The focal point in the room is the traditional style multi fuel stove in the fireplace, in addition to having original window shutters, period cornice and wall press.

### KITCHEN

The kitchen is a functional workspace overlooking the back of the property. A light wood laminate worktop runs on one side of the room with an integral stainless steel sink, two ring electric hob, washing machine and fridge. Ample storage is provided by wall and floor mounted kitchen units with dedicated spaces for installing white goods. A second door in the kitchen leads into the shower room.

### SHOWER ROOM

The shower room has a modern white suite of wash basin on its own vanity unit, toilet, and walk in shower cabinet which is fitted with a shower head fed from the main water supply. The walls behind the shower cabinet are fully tiled. A heated towel frame and extractor fan are also fitted in the room.

## SECOND FLOOR

Stairs lead to a landing on the second floor off which sit two bedrooms and second shower room.



## BEDROOM 1

This bright double room overlooks the front of the property through a large triple paned window. It benefits from a built in wardrobe, and has capacity to accommodate free standing bedroom furniture in addition to a double bed.

## BEDROOM 2

This single room overlooks the garden at the back of the property. It benefits from a built in storage cupboard, and has capacity to accommodate free standing bedroom furniture in addition to a bed.

## SHOWER ROOM

This room has a white modern suite of wash basin, toilet, and shower head fed from the main water supply. The walls and floor of the room are fully tiled, and a heated towel frame and extractor fan are fitted in the room.

## GROUND FLOOR SHOP

The shop is a bright spacious open space with a large window and half glass panel door facing directly onto the street. A door at the back leads through to a kitchen and toilet. The kitchen has a worktop with an integral double stainless steel sink, and electric hob and oven. Electric and Gas Meter Cupboards and ample storage is provided by wall and floor mounted units with space for free standing white goods. The toilet has a white suite of wash basin and toilet, and a heated towel frame is fitted in the room.

## OUTSIDE

A separate garden room, providing useful storage or office space, is entered through two large glass patio doors. It is located at the rear of the property adjacent to the garden. It is spacious, accommodating two large built in storage cupboards, electric heater, and is equipped with electric light and power. The fully enclosed back garden, consisting mainly of grass is entered via a gate from the common close.

## SERVICES - HOUSE

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

## SERVICES - SHOP

Mains water, drainage and sewage, gas, electricity. Rateable Value £1300.00.

## EPC RATING - C

## EXTRAS

All fixtures and fittings in the house and the shop are included in the sale. Any electrical appliances and white goods which might be included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

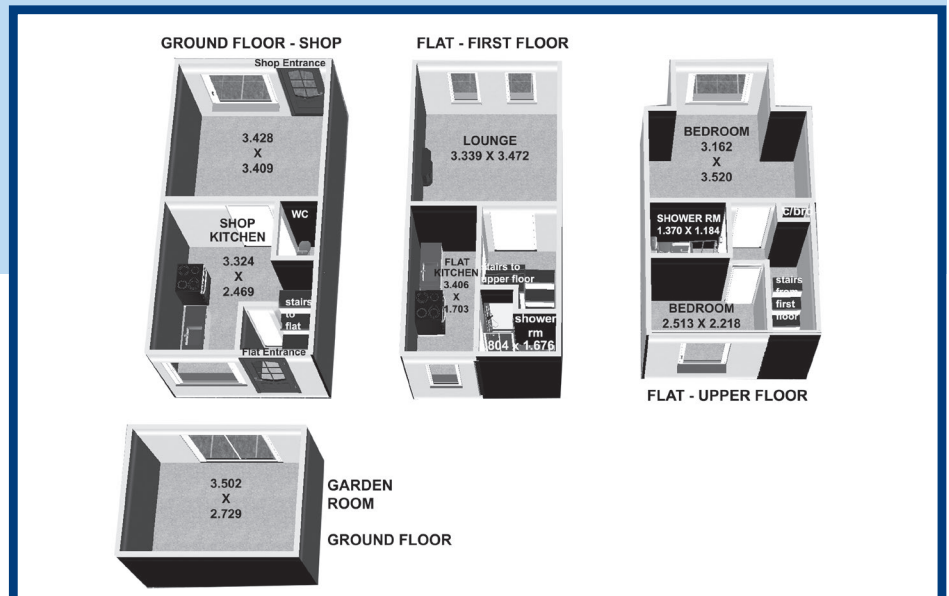
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## 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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