



## 62 SHAWBURN ROAD, SELKIRK, TD7 4HW



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

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## DESCRIPTION

A two bedroom ground floor flat with scope for some modernisation in a popular residential street. It benefits from gas central heating and double glazing throughout, and has fully enclosed gardens at the front and back. Ample unrestricted on-street parking is available immediately outside the property. It is a short walk to the local primary school, and a fifteen minute walk to Selkirk High School and town centre shops and amenities. A regular 'bus service runs to and from the town centre, and Selkirk is only seven miles from the Borders Railway at Tweedbank with services to Galashiels and Edinburgh.

## ACCOMMODATION

### ENTRANCE & HALL

The front door is approached along a paved path shared with the neighbouring property, and through the front garden. It opens into a hall off which sit the lounge, kitchen, two double bedrooms, and the bathroom. The floor of the hall is covered with an attractive light natural wood planking, which runs through into the lounge and into both bedrooms.

### LOUNGE

The spacious, bright, and welcoming lounge overlooks the front garden through a large picture window. The focal point in the room is the open fireplace in a tiled surround and hearth. A full length built in storage cupboard is located next to the fireplace.

### KITCHEN

The spacious, bright, functional kitchen overlooks the back garden through a window and half glass panel door. Light coloured marble laminate worktops run on three sides of the room with an integral double kitchen sink, with dedicated spaces for a free standing cooker, fridge/freezer, and washing machine. Wall and floor mounted units provide ample storage space.

### BEDROOMS

The flat has two double bedrooms, one overlooking the front garden, and the other the back. Both are bright rooms each of which benefits from a walk in wardrobe with additional storage.

## BATHROOM

The bathroom has a white suite of wash basin, toilet, and bath over which is fitted a shower head supplied from the main water supply. A central heating radiator and an extractor fan are fitted in the room.

## OUTSIDE

A fully enclosed garden lies at the front of the property with a mix of trees, shrubs, and flora. The back garden is also fully enclosed with a mix of grass, shrubs, and cultivated plots. It also accommodates a garden shed, and has access to the street via the side of 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. Any electrical appliances or white goods included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

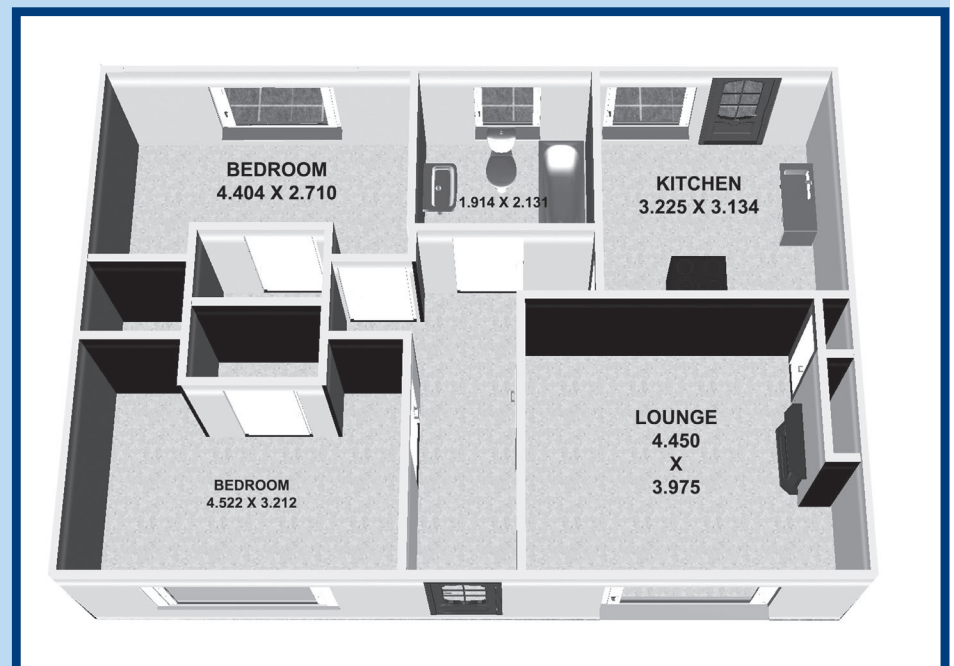
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## 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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