



7 THE VALLEY, SELKIRK, TD7 4DQ



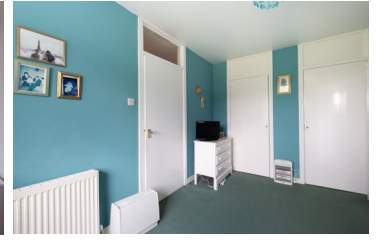
- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- 3 DOUBLE BEDROOMS
- BOXROOM
- BATHROOM
- GAS CENTRAL HEATING
- PARTIAL DOUBLE GLAZING
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A two storey house, with scope for some modernisation, offering spacious family accommodation in a residential street. The house has three double bedrooms, gas central heating throughout, and partial double glazing. The house is in the town centre, close to shops and other amenities, and in easy walking distance to the local primary school and Selkirk High School. A regular 'bus service between Galashiels and Hawick runs through Selkirk, which is also only seven miles from the Borders Railway at Tweedbank with services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

A paved path leads from the street to the front door. It opens into a hall off which sit the lounge/dining room, kitchen, stairs to the upper accommodation, and under stair storage cupboard.

LOUNGE/DINING ROOM

The room is generously proportioned, extending the whole width of the house. It is a bright, welcoming room which overlooks the front and back of the house through two large double glazed windows. It has ample capacity to accommodate a dining table set and free standing lounge and dining room furniture.

KITCHEN

The kitchen is a spacious, bright, and functional workspace overlooking the back of the property through a half glass panel door and side window. Light coloured laminate worktops run on two sides of the room, incorporating a breakfasting bar, and with an integral stainless steel sink, gas hob and electric oven, with additional spaces for white goods. Wall and floor mounted units provide ample storage space. The glass panel door leads directly into the communal back garden.

UPSTAIRS

A bright open staircase with a window halfway leads to a sizable 'L' shaped upper landing off which sit three double bedrooms, the bathroom, large walk in storage cupboard with electric light, and a boxroom with electric light, which could be used as an office or a small study.

BEDROOM 1

This very spacious bright room overlooks the back and side of the property through two windows. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This bright double room overlooks the back of the property. It benefits from two built in wardrobes with additional capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

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

BATHROOM

This has a white suite of wash basin, toilet, and bath over which is fitted a Mira electric shower shielded by a hinged glass shower screen. The walls behind the bath are fully tiled, and a central heating radiator is fitted in the room.

OUTSIDE

A small easily maintained garden of grass and a paved path lies at the front of the house. Provided planning rules allowed it could provide an area for off-street parking. The sizable garden area at the back is shared by a number of neighbouring properties, and can be accessed via the kitchen door, or round the side of the property.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances and white goods included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

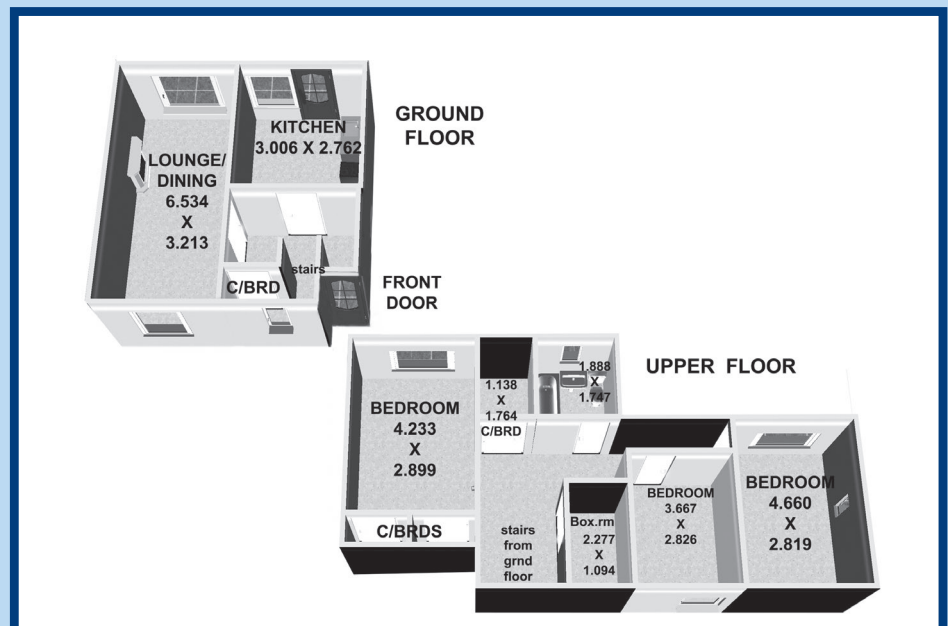
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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