



65 TOWER STREET, SELKIRK, TD7 4LS



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- CELLAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS

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DESCRIPTION

A two storey, two bedroom semi-detached townhouse in a town centre location. The house benefits from double glazing and gas central heating throughout, and has scope for modernisation. It is close to town centre shops and amenities, Selkirk High School, and a ten minute walk to the local primary school. A regular 'bus service runs between Hawick and Galashiels with stops in the town. Selkirk is also only seven 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 small front garden and opens into the hall off which sit the lounge and the stairs to the upper accommodation.

LOUNGE

The lounge is a bright welcoming room entered from the hall through a full glass panel door. It is spacious and overlooks the garden at the front and side of the property through two windows. A second full glass panel door at the back of the room leads into the kitchen.

KITCHEN

The kitchen is bright and spacious overlooking the back garden through two windows. Laminate covered worktops run on three sides of the room with an integral stainless steel sink, electric hob, and waist high electric oven. Storage space is provided by wall and floor mounted units with spaces for installing white goods. The room would benefit from being modernised and has capacity to accommodate a dining table set and free standing dining room furniture. A second door at the back of the kitchen leads to the back garden.

BEDROOMS

The staircase leads to an upper landing off which sit two bedrooms and the shower room.

Both rooms are double, one overlooking the front of the property and the other the back. Both have capacity to accommodate free standing bedroom furniture in addition to a double bed.

SHOWER ROOM

The shower room has a suite of wash basin on its own vanity unit, toilet, and walk-in shower cabinet over which is fitted a shower fed from the main water supply. The walls behind the shower are fitted with black granite effect waterproof wall boarding. A central heating radiator and an electric wall heater are fitted in the room.

OUTSIDE

A small gravel covered garden lies at the front of the property. A gate at the side of the property allows access to the garden at the side and back of the house. The garden at the side and back has a mix of paving and grass with a large monkey puzzle tree. Both gardens are fully enclosed. An extensive cellar area with electric light and power, shared with the neighbouring property, lies under the house accessed through doors at the back and side of the building.

SERVICES

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

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

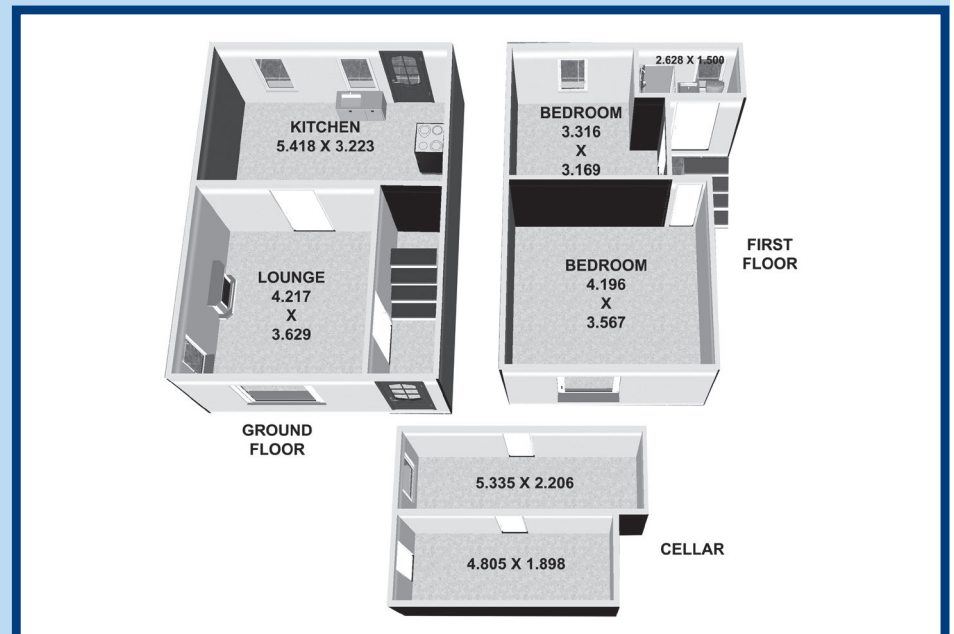
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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