



LAURISTON LODGE, ETRICKHAUGH ROAD, SELKIRK, TD7 5AX



- IMMACULATELY PRESENTED PROPERTY
- SPACIOUS FOUR BED FAMILY ACCOMMODATION OVER TWO FLOORS (2 BEDROOMS EN-SUITE)
- LOUNGE PLUS SEPARATE SITTING ROOM
- LARGE KITCHEN WITH DINING AREA
- UTILITY ROOM
- WC PLUS SEPARATE BATHROOM WITH SHOWER
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- MODERN FIXTURES AND FITTINGS
- DOUBLE GARAGE & OFF-STREET PARKING
- IMMACULATELY MAINTAINED ENCLOSED GARDENS

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DESCRIPTION

A detached two storey house presented in immaculate condition and offering spacious family accommodation over two floors. It benefits from gas central heating and double glazing throughout, a double garage, off-street parking, and immaculately maintained and fully enclosed gardens at front and rear. It is within easy walking distance of town centre shops and amenities, and the local primary school.

ACCOMMODATION ENTRANCE & HALL

The front door is in a porch and opens into a vestibule. A second door opens into a very spacious hall off which sit the lounge, sitting room, dining kitchen, toilet with a white suite of wash basin and toilet, stairs to the upper accommodation, and large built in storage cupboard. Attractive oak flooring covers the hall floor, and this runs through to the lounge and toilet.

LOUNGE

This bright welcoming room, entered from the hall through two full glass panel doors, is generously proportioned and overlooks the front of the property. Oak flooring covers the floor, and an attractive feature is the log burning fire in a corner of the room.

SITTING ROOM

This is a cosy room overlooking the garden at the side of the property, which easily accommodates lounge furniture and a widescreen television set.

DINING KITCHEN

This is a very spacious room which accommodates the kitchen and dining area. The kitchen has white sparkle quartz worktops fitted on three sides with the addition of a central island with the same covering and an integral stainless steel sink. The kitchen has modern fixtures and fittings with soft close drawers and doors. Ample storage is provided by floor and wall mounted units with an integral upright fridge/freezer, dishwasher, and six ring gas hob with 3 ovens underneath.

The dining area accommodates an eight seater dining table in a large bay window setting with a view overlooking the back garden and countryside

beyond. The whole room is welcoming and bright with windows overlooking the rear garden. Patio doors lead to the back garden and another leads into the utility room.

UTILITY ROOM

The utility room overlooks the back garden and accommodates floor mounted kitchen units with a black granite laminate worktop with an integral double stainless steel sink. There are dedicated spaces for a free standing washing machine and electric dryer. A second door in the room leads into the garage, and a third into the back garden.

UPSTAIRS

A bright open staircase leads to a very spacious landing off which sit four double bedrooms, the bathroom, and a large walk in cupboard with electric light.

BEDROOMS 1 & 2

These rooms are very generously proportioned, and each has an en-suite shower room with a suite of wash basin, toilet, and walk in shower cabinet. Each room has more than ample capacity to accommodate free standing bedroom furniture in addition to a double bed. Bed 1, which overlooks the front of the property benefits from a built in double door wardrobe, whilst Bed 2, which overlooks the back benefits from a large walk in wardrobe with additional storage and electric light.

BEDROOMS 3 & 4

These spacious double rooms, which overlook the front of the property each benefit from a built in wardrobe and have ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

This is a spacious room with modern fixtures and fittings. It has a white suite of bath, wash basin, toilet, and walk in shower cabinet. The walls behind the shower are fully tiled, and a central heating radiator is fitted in the room.

OUTSIDE

A two door double garage is attached to the side of the house. It has electric light and power and can be accessed from the utility room. A tarmacadam

drive lies at the front of the house and leads to the front door and the garage. The drive is large enough to accommodate parking for more than one car.

A small enclosed lawn lies at the side of the drive, with a gate that leads to the sizable and immaculately maintained back garden. This has a lawn, two paved seating areas, a pergola, and accommodates a garden shed. A gate at the back of the garden leads to the field which lies behind the property.

SERVICES

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

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

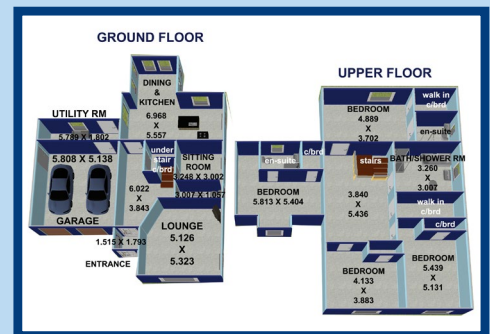
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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