



## TOP FLAT, ETRICK LODGE, ETRICK TERRACE, SELKIRK, TD7 4LE



- VESTIBULE
- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- OFF-STREET PARKING

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# TOP FLAT, ETRICK LODGE, ETRICK TERRACE, SELKIRK, TD7 4LE



## DESCRIPTION

A three bedroom top floor flat forming part of a converted four storey mansion house, now containing four privately owned properties offering very spacious family accommodation in a residential area. The property is in good condition, but in need of some repair, restoration, and redecoration. The property has gas central heating, off-street parking, and a share of a mature enclosed garden. It is an easy walk to Selkirk High School, local primary schools, and the town centre. Selkirk is seven miles from the Borders Railway Park & Ride facility at Tweedbank with half hour services to Galashiels and Edinburgh.

## ACCOMMODATION

### ENTRANCE & HALL

The entrance to the block is approached from the street and leads to a communal hall and stairway. The entry door to the flat is on the top landing and opens into a vestibule with two large built in storage cupboards. An inner door leads to the spacious hall off which sit the lounge, kitchen, three bedrooms, bathroom, and a further two built in storage cupboards.

### LOUNGE

The lounge is very spacious, and the large bay window overlooking the back of the property with open views over the town to the surrounding countryside, allows in generous amounts of daylight, making it a bright room.

### KITCHEN

The kitchen is well proportioned, and the large window overlooking the back of the property makes it a bright workspace. It needs modernisation and redecoration, but is spacious with plenty of room for the installation of a cooker and white goods, in addition to floor and wall mounted kitchen units.

### BEDROOM 1

This is a very spacious double. A large bay window overlooking the front of the flat, and another overlooking the side, make it a bright room, easily able to accommodate several items of bedroom furniture in addition to a double bed.

### BEDROOM 2

This spacious double overlooks the back of the property and enjoys views over the town to the countryside. It is a bright room able to accommodate free standing bedroom furniture in addition to a bed.

### BEDROOM 3

This spacious double overlooks the front of the property, and a window overlooking the front, and a second overlooking the side, make it a bright room. This room benefits from an adjoining turret room which could serve as a walk-in wardrobe & store, or small office space.

### BATHROOM

The bathroom is well proportioned with a circular porthole window overlooking the front of the property. It presently houses a suite of bath, wash basin and toilet, but needs modernisation. All the walls are fully tiled, and a central heating radiator is fitted adjacent to the door.

### OUTSIDE

The property has off-street carparking, and a share of a mature enclosed garden next to it. Unrestricted on-street parking is also available immediately outside.



## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale.

## ENTRY

By arrangement with sellers.

## HOME REPORT

Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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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