



THE POPLARS, GOSLAWDALES, SELKIRK, TD7 4EP

- HALL
- LOUNGE
- DINING ROOM
- SITTING ROOM
- DINING KITCHEN
- UTILITY ROOM
- 4 BEDROOMS
- FAMILY BATHROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLAR PANELS
- GARAGE
- OFF-ROAD PARKING
- MATURE GARDEN



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DESCRIPTION

A four bedroom detached bungalow surrounded by a large mature garden, offering spacious family accommodation in a quiet residential area of privately owned properties. The house is in immaculate condition with gas central heating and double glazing throughout, solar panels, a garage, and off-street parking. It is within easy walking distance of 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 hourly services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door of the house is approached from the drive and opens into a vestibule. An inner door leads into a spacious hall which extends to the left and to the right. To the right lie the kitchen, lounge, and dining room. To the left, through a dividing door, lie four bedrooms, two large built in storage cupboards, and the family bathroom. A shower room and storage cupboard lie adjacent to the entrance door.

LOUNGE

The lounge is spacious and a large window overlooking the front garden, with open views to the countryside, make it a bright and pleasant room. The centrepiece of the room is the duel fuel open fireplace with a natural wood and brick surround. An additional attractive feature is a five piece chandelier light fitting hanging from a decorative ceiling rose in the centre of the room.

DINING ROOM

This room overlooks the front garden and enjoys views similar to the lounge. It is light and spacious, and easily accommodates the full dining table set and free standing dining room furniture which is currently there. An attractive feature in this room is the chandelier light fitting in the centre of the ceiling.

DINING KITCHEN

The kitchen is spacious and accommodates a dining table set. The large window overlooking the back garden allows in ample daylight to make it a bright workspace. A stainless steel sink and gas hob are integral to the work surfaces, which cover two sides of the room, and are covered with brown marble effect laminate. The walls behind the work surfaces are fully tiled. An electric grill and oven are recessed into the kitchen wall along with two accompanying storage cupboards. A dishwasher is integral to the wall and floor mounted kitchen units which provide ample storage. A door from the kitchen leads to the sitting room, and a second leads to the utility room.

SITTING ROOM

This room overlooks the back garden, and French window doors allow in ample daylight to make this spacious room

bright and welcoming. A stylish gas burning stove is fitted in one corner of the room in addition to a central heating radiator.

UTILITY ROOM

The utility room overlooks the back garden. Wall and floor mounted kitchen units, and a large double door built in cupboard, provide storage space. A stainless steel sink is integral to the work surface, and there are dedicated spaces for a washing machine and an upright fridge freezer. A second door leads to the back garden.

BEDROOM 1

This spacious double overlooks the back garden, and benefits from two built in double door wardrobes, in addition to free standing bedroom furniture.

BEDROOM 2

This spacious double overlooks the front garden, and the large window allows in ample daylight to make it a bright room. It too benefits from a built in double door wardrobe.

BEDROOM 3

This double bedroom overlooks the back garden and accommodates free standing bedroom furniture in addition to a double bed.

BEDROOM 4

This bright double room overlooks the front garden, and benefits from a built in double door wardrobe.

FAMILY BATHROOM

This room is located at the end of the hall between bedrooms 1 and 2. It has a suite of bath, wash basin mounted on its own vanity unit, and toilet. The floor is fully covered with grey slate effect tiles, and the walls are fully covered with tiles in terracotta. A full length heated towel from is fitted adjacent to the bathroom door.

SEPARATE SHOWER ROOM

This room is located in the hall. It has a white suite of wash basin, shower tray, and toilet. The walls behind the shower are fully tiled, and it is screened by a folding glass door. The walls of the room are tiled half way, and a heated towel frame is fitted adjacent to the doorway. An electric shaver point is also fitted near to the wash basin.

OUTSIDE

A large garden consisting mainly of grass, shrubs, flora and trees, surrounds the property. The drive stretches from the road to a sizable area covered with decorative stone chips, at the front of the house, which can be used for off-street parking. A paved patio area lies at the back of the house adjacent to the French window doors leading into the sitting room. The house also has a detached garage with a small store room, equipped with electric light and power.

SERVICES

Mains water, sewage and drainage, electricity, solar panels, gas, telephone connection, gas central heating and double glazing throughout. Council Tax Band 'F'.

EXTRAS

All fixtures and fittings, including floor coverings, light fittings, curtains and blinds, and the upright fridge-freezer are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

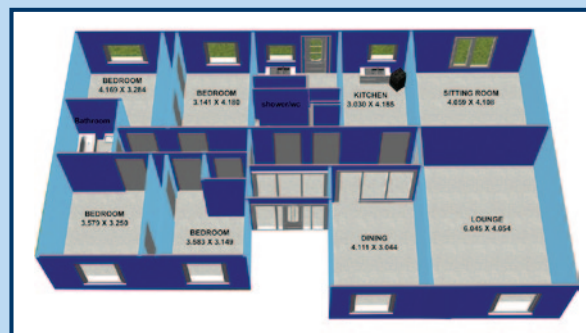
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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