



## PAVILION COTTAGE, 16 HILLSIDE TERRACE, SELKIRK, TD7 4LT



- PORCH
- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- CONSERVATORY
- DOUBLE GLAZING
- LARGE MATURE GARDEN
- OFF-ROAD PARKING

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## DESCRIPTION

A two bedroom detached bungalow in a residential area of privately owned properties. The house is in good condition with scope for some remedial work and redecoration to bring it up to a sound modern day standard. It is surrounded by a fully enclosed mature garden with garden sheds, a greenhouse, and off-street parking. It is also in close proximity to Selkirk High School, and within easy walking distance of local primary schools and the town centre. Selkirk is 7 miles from the Borders Railway Park & Ride facility at Tweedbank with half hour train services to Galashiels and Edinburgh.

## ACCOMMODATION

### ENTRANCE & HALL

A front porch is approached from the street through the front garden. This leads to an inner door which opens into the hall off which sit the lounge and a bedroom. A second inner door in the hall leads through to the second bedroom, the shower room, and the kitchen.

### LOUNGE & DINING ROOM

The lounge is spacious and bright and overlooks the front garden. An attractive feature in the room is the three piece chandelier light fitting in the centre of the ceiling. A door at the back of the room leads to the dining room.

The dining room overlooks the garden at the side of the house. It is bright and capable of accommodating a full dining table set. This room could also be converted for use as a third single bedroom if required.

### KITCHEN

The kitchen lies at the end of the hall. It is modern and spacious, and two windows allow in enough light to make it a bright working space. Floor and wall mounted units provide a generous amount of storage space with dedicated spaces for a cooker with gas hob and electric oven, and other white goods. A stainless steel sink is integral to the work surfaces. The walls behind the black granite effect laminate worktops are fully tiled, and the floor is covered with black slate tile effect vinyl. The kitchen is large

enough to accommodate a dining table and chairs. A second door leads to the off-street parking space in the garden.

### BEDROOM 1

This bright spacious double is located opposite the lounge and overlooks the front garden. It is capable of accommodating free standing bedroom furniture in addition to a double bed.

### BEDROOM 2

This single bedroom is located at the back of the hall. A window overlooking the rear garden, and a glass panelled door at the back of the room, leading to a conservatory, make it a bright room.

### CONSERVATORY

The conservatory overlooks the garden at the side of the house, with an exterior door leading to the front garden.

### SHOWER ROOM

The shower room has a white suite of wash basin, shower tray, and toilet. The shower is screened by a glass cabinet with a sliding glass door. Waterproof splash board is fitted on the walls behind the shower, and the floor is fully tiled. A central heating radiator is fitted adjacent to the door.

### OUTSIDE

The house is surrounded by a fully enclosed mature garden consisting of areas covered with gravel, hard paving and grass. Three garden sheds, a greenhouse, and an off-street parking space are also accommodated in the garden.

### SERVICES

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

### EXTRAS

All fixtures and fittings, including white goods are included in the sale.

## ENTRY

By arrangement with sellers.

## HOME REPORT

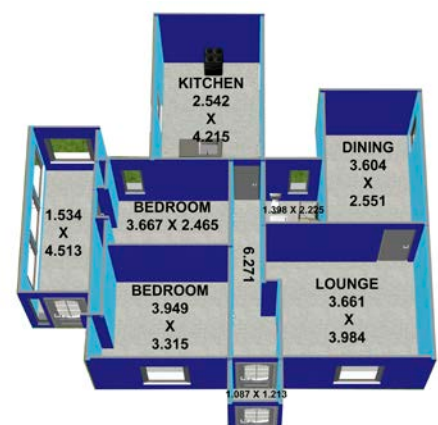
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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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