



2 MAVIS BANK, SELKIRK, TD7 4EA



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- outhouse
- SHARED GARDEN
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A two bedroom ground floor flat in a multi occupancy block, in a quiet residential street. The property is presented in immaculate condition, recently re-decorated with gas central heating and double glazing throughout. Unrestricted on-street parking is available immediately outside the property. It is close to the local primary school, and within easy walking distance of Selkirk High School and the town centre. Selkirk is seven miles from the Borders Railway Park & Ride facility at Tweedbank offering half hour services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The door to the property is accessed from the street and opens into the hall off which sit the lounge, shower room, and a single bedroom.

LOUNGE

The lounge is bright and spacious, and the large double window overlooks the front of the property. It has a large built in storage cupboard, and two doors at the back of the room lead to the kitchen and a double bedroom.

KITCHEN

The modern galley style kitchen overlooks the back of the flat, and two windows allow in generous amounts of daylight to make it a bright workspace. Laminate covered worktops run on two sides of the room with an integral gas hob and stainless steel sink. An electric oven is integral to the floor mounted kitchen units which provide storage space in addition to dedicated spaces for white goods. The walls behind the work surfaces are tiled.

BEDROOM 1

This bright double bedroom overlooks the back of the property.

BEDROOM 2

This bright single bedroom sits off the hall and overlooks the front of the property.

SHOWER ROOM

The shower room is modern and has a suite of wash basin, toilet, and shower tray, over which is fitted a shower head fed from the mains water supply. All the walls in the room are fitted with waterproof splash board, and the shower is screened by a curved glass cabinet with sliding glass doors. A radiator is fitted in the room, and an extractor fan to aid ventilation.

OUTSIDE

The property has access, via a common close to an outhouse, and a share of a communal garden area situated at the back of the block. Unrestricted on-street parking is available immediately outside.

SERVICES

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

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, 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.

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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