



71 BLEACHFIELD ROAD, SELKIRK, TD7 4HR



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- UNRESTRICTED ON-STREET PARKING

DOUGLAS
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL
t: 01750 20271 • f: 01750 22686

www.bordersproperty.co.uk

71 BLEACHFIELD ROAD, SELKIRK, TD7 4HR



DESCRIPTION

A two storey, two bedroom, semi-detached mid and upper level house presented in immaculate condition in a popular residential area. The house has gas central heating and double glazing throughout, and is close to the local primary school, and within easy walking distance of the town centre and Selkirk High School. It has a fully enclosed garden at the rear, and on-street unrestricted parking is available immediately outside the property. Selkirk is seven miles from the Borders Railway park and ride facility at Tweedbank offering half hour train services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The door of the property is approached from the street via a paved path and flight of external stairs at the side of the block. It opens into the hall off which sit the lounge, a bedroom, bathroom, stairs to the upper accommodation, and a large built in storage cupboard.

LOUNGE

This bright spacious and welcoming room overlooks the front of the house. The centre piece is a fitted traditional style coal effect gas fire in a natural wood and marble effect surround and hearth. A shelved alcove is located adjacent to the fire, and a second door in the room leads through to the kitchen.

KITCHEN

This modern kitchen is bright and spacious, and overlooks the back garden. Light oak effect laminate covered work surfaces run on two sides of the room with an integral double stainless steel sink, and integral electric hob and oven. Floor and wall mounted units provide ample storage, in addition to a large built in storage cupboard with electric light. There are dedicated spaces for white goods and room to accommodate a dining table and chairs.

DOWNSTAIRS BEDROOM

This single bedroom overlooks the back garden. It is bright and benefits from a large walk-in storage cupboard with electric light and a window which overlooks the back garden. Additional storage is provided by a spacious walk-in shelved alcove space fitted with electric light. The room is capable of accommodating free standing bedroom furniture in addition to the bed.

UPSTAIRS

Stairs lead from the hall to an upper landing off which sits a second bedroom.

UPSTAIRS BEDROOM

This double bedroom overlooks the back garden. Two windows, with views over the town to the countryside, allow in ample daylight to make it a bright room. It benefits from two built in storage cupboards, and has room to accommodate free standing bedroom furniture in addition to the bed.

BATHROOM

The bathroom is entered off the hall and has a white suite of wash basin, toilet, and bath over which is fitted a shower head fed from the hot water supply. The walls behind the bath are fully tiled and the shower is screened by a folding glass shower screen. A central heating radiator is also fitted in the room.

OUTSIDE

A fully enclosed garden lies at the back of the property with an additional garden area at the side. Both areas are grass covered and accommodate two large storage bins, a garden shed, and a children's playhouse. A large store is also located under the exterior stairway to the house. Unrestricted on-street parking is available immediately outside the property.

SERVICES

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

EXTRAS

All fixture and fittings are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

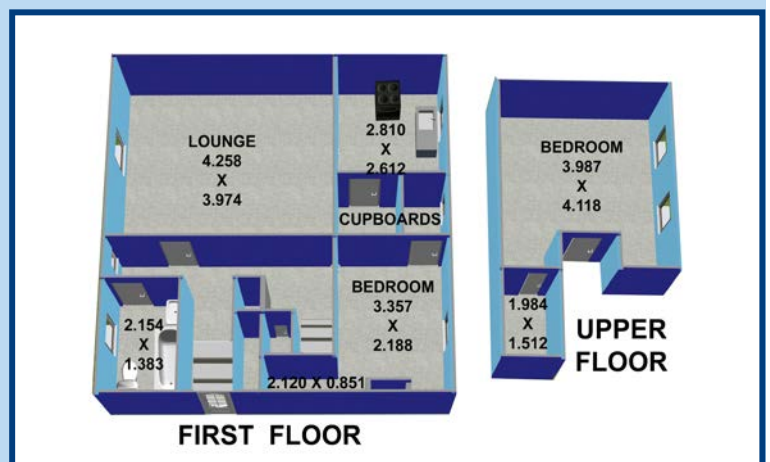
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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.

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.



DOUGLAS
&
GILMOUR & SON

Solicitors

20 Market Place • Selkirk • TD7 4BL

t: 01750 20271 • f: 01750 22686

e: selkirk@douglasgilmour.co.uk

w: www.bordersproperty.co.uk

LP-1 Selkirk

