



5 CASTLE TERRACE, SELKIRK, TD7 4AL



- HALL
- LOUNGE/ DINING ROOM
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS WARM AIR CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A three bedroom mid-terrace villa offering family accommodation in a quiet residential area. The property has gas warm air central heating and double glazing throughout, and is in excellent condition with scope for some modernisation and redecoration. It is close to the town centre, and within easy walking distance of the local primary and secondary schools. 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 & Ride facility at Tweedbank with half hour services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door of the property is approached from the street. It opens into a hall off which sit the lounge/dining room, the stairs to the upper accommodation, and a large full length built in storage cupboard.

LOUNGE/ DINING ROOM

This room is very spacious extending the whole width of the house. A large window overlooking the front of the house, and French window doors overlooking the back garden, allow in generous amounts of daylight making it a bright and welcoming room. The French windows, leading to the back garden, enjoy open views to the countryside beyond the town.

KITCHEN

The kitchen is entered from the dining area of the lounge. It is well proportioned, and a large window overlooking the garden, and with open views to the countryside, allows in ample daylight to make it a bright workspace. Laminate topped work surfaces run on two sides of the room, and wall and floor mounted units, with an integral stainless steel sink, provide ample storage, with dedicated spaces for the installation of a cooker and white goods. The room also benefits from a large built in storage cupboard.

UPSTAIRS

The stairs lead to an upper landing off which sit three bedrooms, the shower room, and a storage/airing cupboard.

BEDROOM 1

This double bedroom overlooks the front of the house and benefits from a large built in wardrobe. It is capable of accommodating free standing bedroom furniture in addition to a bed.

BEDROOM 2

This double bedroom benefits from a large built in wardrobe, and the large window overlooking the back garden with open views over the town to the countryside makes it a bright room.

BEDROOM 3

This single bedroom overlooks the front of the house. It benefits from a built in wardrobe and is capable of accommodating free standing bedroom furniture in addition to a bed.

SHOWER BATHROOM

The shower room has been adapted for a person with limited mobility. It has a white suite of wash basin, toilet, and shower tray over which is fitted a Mira electric shower. The shower is surrounded by a glass shower cabinet. Waterproof splash board is fitted to all the walls in the room, and a heated towel frame is fitted adjacent to the door.

OUTSIDE

The area immediately in front of the property is covered with monoblock and hard paving. A fully enclosed garden with a mixture of paving, shrubs, and flora lies at the back of the house, with access to the street via a common path. The garden also accommodates a garden shed. On-street unrestricted parking is available immediately outside the property.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

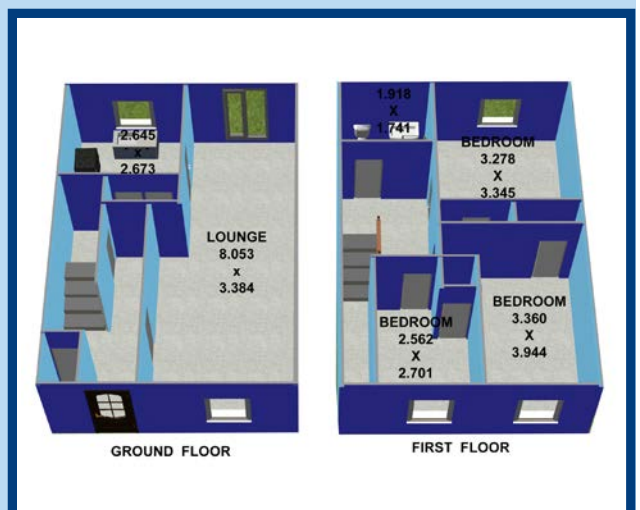
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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.

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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