



3 RAEBURN LANE, SELKIRK, TD7 4HP.



- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 2 BEDROOMS
- BATHROOM
- CELLAR/WORKSHOP
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A mid-terrace two storey, three bedroom villa offering family accommodation in a quiet residential area. The property is in good condition with gas central heating and double glazing throughout. Fully enclosed gardens lie at the front and back of the house. The property is within easy walking distance of local primary schools, Selkirk High School, and the town centre. On-street unrestricted parking is available immediately in front of the house. Selkirk is seven miles from the Borders Railway Park & Ride facility at Tweedbank offering half hour train services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door of the house is approached through the front garden. It opens into a hall off which sit the lounge, and the stairs to the upper accommodation.

LOUNGE

The lounge is spacious and overlooks the front garden. The large bay window allows in generous amounts of daylight to make it a bright and welcoming room. The centrepiece of the room is a traditional style coal effect electric stove in a natural wood surround. A door at the back of the lounge leads through to the dining room and the kitchen.

DINING ROOM

The dining room overlooks the back garden. It is a spacious, bright room with open views over the town. If required it could be used as a double bedroom, and is capable of accommodating a bed and free standing bedroom furniture.

KITCHEN

The kitchen is well proportioned, and a large window overlooking the back garden, and a glass panelled door leading into the garden, make it a bright workspace. Floor and wall mounted kitchen units, and a large walk-in cupboard with electric light provide ample storage. Laminate topped work surfaces run on three sides of the room with an integral porcelain sink, and dedicated spaces for a cooker and white goods.

UPSTAIRS

Stairs lead from the hall to a landing off which sit two bedrooms and the bathroom. A Ramsey loft ladder also allows access to the fully floored and lined attic space.

UPSTAIRS BEDROOM 1

This bright double overlooks the front garden, and benefits from a spacious walk-in wardrobe with additional storage, and a large fitted double wardrobe unit with additional shelved storage.

UPSTAIRS BEDROOM 2

This bright double overlooks the back garden with views over the town. It is capable of accommodating free standing bedroom furniture, and benefits from a large fitted headboard unit with cupboards and shelving.

ATTIC BEDROOM

The attic space has been fully floored, lined, and converted into a double bedroom with a built in double door wardrobe, and a large storage alcove with electric light. A skylight in the room enjoys open views over the town to the countryside.

BATHROOM

The bathroom has a white suite of wash basin, toilet, and bath over which is fitted a Mira electric shower. All the walls are fully tiled, and the room is fitted with a central heating radiator.

OUTSIDE

An enclosed garden lies at the front of the property comprising of flora and paved areas. A door in the kitchen leads to stairs to the fully enclosed garden at the back. It has a mixture of paving, wooden decking, shrubs, and flora. It also accommodates a garden store, and a store under the stairs.

A cellar/ workshop with a window overlooking the garden, and with electric light and power, is located under the house and entered via a doorway adjacent to the stairs leading to the kitchen.

On-street unrestricted parking is available immediately outside the property.

SERVICES

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

EXTRAS

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

ENTRY

By arrangement with sellers.

HOME REPORT

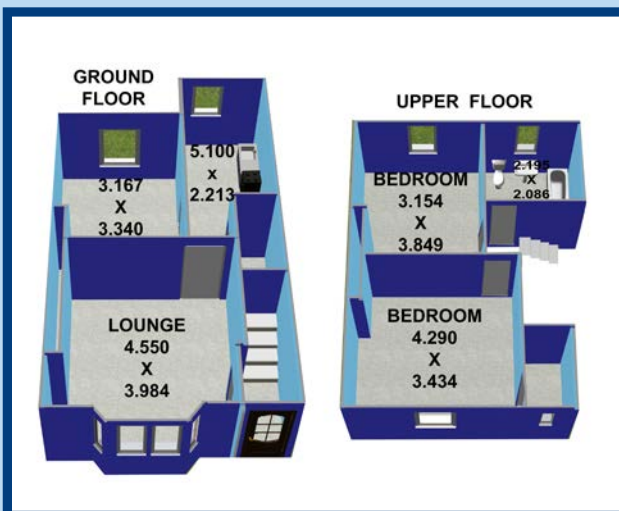
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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