



9 THE LOAN, SELKIRK, TD7 4AU



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

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DESCRIPTION

A two bedroom semi-detached villa in a popular residential area. The property is in immaculate condition with an exceptionally high standard of finish and decoration, and with gas central heating and double glazing throughout. It is located within easy walking distance of local primary schools, Selkirk High School, and the town centre. It has gardens front and back, and off-street unrestricted parking is available immediately outside the property. Selkirk is seven miles from the Borders Railway Park & Ride at Tweedbank, offering half hour services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door of the property is approached from the street via a common stair, then 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 the window overlooking the front garden allows in ample daylight to make it a bright and welcoming room. The focal points of the room are the dual fuel stove on a stone hearth, in a brick effect tiled fireplace with a log mantle beam, and an attractive shelved alcove located to the left of the fireplace. The floor of the room is laid with oak coloured engineered wood. A door at the back of the room leads to the kitchen.

DINING KITCHEN

Two windows overlooking the back garden make this modern and very well designed and laid out kitchen a bright workspace. It is very spacious extending the width of the house, and accommodating a dining table set. Wall and floor mounted units provide a generous amount of storage space, in addition to a large built in storage cupboard. Black granite effect composite work tops run on two sides of the room with an integral double kitchen sink, washing machine, dishwasher, gas hob, oven and grill, and fridge-freezer. The walls behind the work tops are fitted with natural brick effect tiling, and the floor is fully tiled. An attractive feature of the room is the pattern of foot

lights running the length of the skirtings on the floor mounted units. A second door in the kitchen leads to the garden.

UPSTAIRS

Stairs lead to the upper landing off which sit two bedrooms and the shower room.

BEDROOM 1

This bright double overlooks the front garden. It benefits from a large double mirror door wardrobe with extra storage and a window overlooking the front garden. The room has been finished to a very high standard with attractive laminate wood panelling on the wall behind the bed. It can accommodate free standing furniture in addition to the bed.

BEDROOM 2

This bright double overlooks the back garden, and it can accommodate free standing bedroom furniture in addition to the bed.

SHOWER ROOM

The shower room has a suite of wash basin, toilet, and shower tray over which is fitted a 'Mira Sprint' electric shower. The walls of the room are fitted with waterproof splash board, and the shower is shielded by a curved glass shower cabinet and door. Underfloor Heating. A heated towel frame is fitted adjacent to the door.

OUTSIDE

A mature and well maintained garden lies at the front of the house, consisting of a mixture of paving, gravel, grass, shrubs, and flora. The garden at the back has an area undergoing landscaping, and a small shared drying green. The path leading immediately from the street is shared with number 11 The Loan. Unrestricted on-street parking is available immediately outside the property.

SERVICES

Mains water, drainage and sewage, electricity, 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

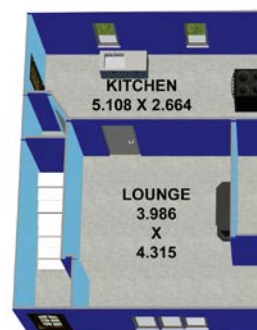
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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.

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.



GROUND FLOOR



FIRST FLOOR

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