

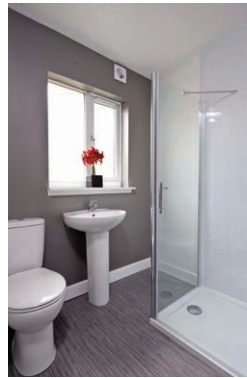


6 Kirk Wynd
Selkirk, TD7 4AW



End Terraced Traditional Build Property
Boasting Contemporary And Modern Interior
Design Set In The Heart Of Selkirk Town.

Entrance Vestibule, Two Double Bedrooms,
Further Adjoining Bedroom or Study, Lounge,
Kitchen, Shower Room, Courtyard.



Nearby Location Shot

This is a fantastic opportunity to secure a town centre property which has been modernised to a high standard throughout. With a unique & quirky design, this end terraced traditional property has been fully refurbished in contemporary interior design, whilst also allowing flexibility of the accommodation.

The ground floor hosts the lounge & bedroom one, with an open plan, split level staircase leading off the lounge to the upper floor giving access to a good size modern refitted kitchen and shower room. From here, a half stair leads to the principal bedroom with further adjoining room which would make a wonderful dressing room, home office or interlinked 3rd bedroom.

To the rear of the property there is a low maintenance, paved private courtyard, ideal for patio furniture. Further benefits include the modern, energy efficient, new electric heating system. An ideal first time purchase, lock up and leave holiday home or rental opportunity, viewing is essential to appreciate the quality of this move in condition home.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities with a good selection of small local shops providing for everyday requirements and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and will be within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area also has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

ACCOMMODATION LIST

Entrance Vestibule, Two Double Bedrooms, Further Adjoining Bedroom or Study, Lounge, Kitchen, Shower Room, Courtyard.

SERVICES

Mains Electric, Water & Drainage. Electric Central Heating & Double Glazing..

HIGHLIGHTS

- Modernised Throughout
- Contemporary Design
- Flexible Accommodation
- Town Centre Location
- Private Courtyard Garden
- Modern Electric Heating System
- Double Glazing

ADDITIONAL INFORMATION

Included in the sale are all fitted floor and wall coverings, light fittings, curtain, blinds and kitchen appliances.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Rating D.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.