



ELNE - DER, 21 SHAWPARK CRESCENT, SELKIRK, TD7 4EX



- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS (1 ENSUITE)
- FAMILY BATHROOM
- UTILITY ROOM
- PARTIALLY FLOORED ATTIC
- GAS CENTRAL HEATING
- TRIPLE GLAZING
- GARAGE
- MATURE GARDEN
- OFF-STREET PARKING

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DESCRIPTION

A detached three bedroom bungalow offering spacious family accommodation in a quiet and sought after area of private housing. The property is in excellent condition with gas central heating and triple glazing throughout. It has an attached garage, a mono blocked driveway which accommodates off-street parking, and a mature garden, which surrounds the house with a mixture of flora, shrubs, and trees. Unrestricted on-street parking is available outside the property. It is within easy walking distance of the town centre with shops and other amenities, local primary schools, and Selkirk High School. Selkirk is seven miles from the Borders Railway park and ride facility at Tweedbank with regular services to Galashiels and Edinburgh.

ACCOMMODATION ENTRANCE & HALL

The front door is approached across the drive and opens into a spacious hall off which sit the lounge, three bedrooms, family bathroom, kitchen, and a large built in storage cupboard.

LOUNGE

A full glass panelled door leads from the hall to the lounge. It is a generously proportioned room which overlooks the front garden through a large bay window. This allows in generous amounts of daylight to make the room bright and welcoming. The focal point in the room is the traditional coal effect gas fire in a wood surround and marble hearth.

DINING ROOM

The kitchen is located immediately opposite the lounge. On entering, an open doorway immediately on the left leads into the dining room, which overlooks the front garden through a large window. The dining room is bright and spacious with the capacity to accommodate free standing dining room furniture in addition to a full dining table set.

KITCHEN & UTILITY ROOM

The kitchen overlooks the back garden and is a bright spacious work space with modern fixtures and fittings, and wall and floor mounted kitchen units which provide generous storage space. Grey granite effect laminate work tops run on two sides of the room with an integral gas hob, fridge, freezer, electric eye level oven, and double stainless steel sink. The walls behind the work tops are fully tiled.

A door at the back of the kitchen leads to the utility room. This is a bright work space with wall and floor mounted units with an integral stainless steel sink and dedicated space for white goods. The units provide ample storage in addition to

the large built in storage cupboard accommodated in the room. A second door leads into the back garden.

BEDROOM 1

All bedrooms are entered off the hall. Bedroom 1 is a bright spacious double overlooking the back garden. It is capable of accommodating free standing bedroom furniture in addition to a double bed, and benefits from a double door wardrobe with additional storage, and an ensuite shower room.

The shower room has a suite of wash basin on its own vanity unit, toilet, and curved walk in glass shower cabinet over which is fitted a Mira electric shower. The floor and the walls behind the shower are fully tiled. Other walls are partially tiled, and a heated towel frame is fitted adjacent to the door.

BEDROOM 2

This bright double room overlooks the garden at the side of the house. It is capable of accommodating free standing bedroom furniture in addition to a bed, and it benefits from a double door built in wardrobe with additional storage.

BEDROOM 3

This bright single overlooks the garden at the side of the house. It has capacity to accommodate free standing bedroom furniture in addition to a bed. A hatch in the ceiling of this room provides access to the partially floored attic space.

FAMILY BATHROOM

The bathroom is entered off the hall. It has modern fittings and a suite of wash basin on its own vanity unit, toilet, and bath over which is fitted a Mira electric shower screened by a glass shower screen. The floor of the room and the walls behind the bath are fully tiled. Other walls are partially tiled, and a heated towel frame is fitted adjacent to the door.

OUTSIDE

The house is surrounded by a paved path and mature garden with a mixture of flora, shrubs, and trees. A paved patio area with a fitted canopy is situated at the door to the utility room. The garden also accommodates a greenhouse.

A garage is attached to the side of the house, and is equipped with electric light and power. It can be entered via a door adjacent to the utility room as well as the main door. A mono block drive covers the area in front of the main garage

door, and the front door of the house, and provides ample space for off-street parking. Unrestricted on-street parking is also available outside the property.

SERVICES

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

EXTRAS

All fixtures and fitting are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

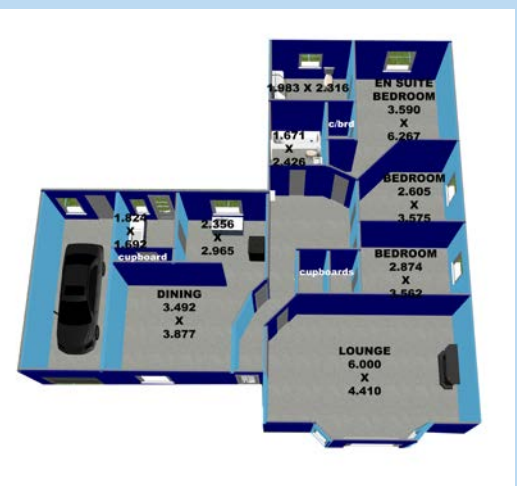
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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