



4 HALLIDAYS PARK, SELKIRK TD7 4LA



- HALL
- LOUNGE
- DINING KITCHEN
- 3 BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF-STREET PARKING
- ENCLOSED GARDENS

DOUGLAS
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DESCRIPTION

A ground and mid-level family home in a four storey block. The property is in very good condition, with gas central heating and double glazing. It is located in a quiet residential street, and close to the town centre with shops and other amenities, local primary schools, and Selkirk High School. A drive leads from the street to a fully enclosed garden at the rear, with space for off-street parking. Additional unrestricted on-street parking is available outside the property. 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 of the house is located on the mid-level, and approached from the street through the front garden. It opens into the hall off which sit the lounge, dining kitchen, bathroom, large built in storage cupboard housing Electric & Gas Boilers and the stairs to the ground floor accommodation.

LOUNGE

The lounge is spacious, extending the whole width of the house. Windows overlooking the front and back gardens allow in ample daylight to make it a bright and welcoming room.

DINING KITCHEN

The dining kitchen, located opposite the lounge and overlooking the front garden, is a spacious bright work space with modern fittings. It accommodates a dining table set. Light grey granite effect laminate work tops run on two sides of the room, and floor and wall mounted units provide ample storage space. A double stainless steel sink, washing machine, fridge, freezer, dishwasher, gas hob and electric oven are integral to the floor mounted units, with additional space for white goods.

BATHROOM

The bathroom has a suite of wash basin, toilet, and bath, over which is fitted a shower fed from the main hot water supply, and shielded by a hinged glass shower screen. The walls behind the bath are fitted with light marble effect waterproof boarding. An extractor fan to aid ventilation, and a central heating radiator are also fitted in the room, and it accommodates a sizable built in storage cupboard.

DOWNSTAIRS

Stairs lead to a landing on the ground floor off which sit three bedrooms, an under stair storage cupboard, and a door to the back garden.

BEDROOM 1

This bright spacious double overlooks the back garden through two windows. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This double room overlooks the side of the house. It is a bright room with capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This bright single room overlooks the side of the house. It too has ample capacity to accommodate free standing bedroom furniture in addition to the bed.

OUTSIDE

A small enclosed garden lies at the front of the house, with a mix of gravel and paved paths. A drive leads from the street to the back garden which has a mix of gravel, paved paths, and wooden decking in front of a garden cabin. This area also accommodates two garden sheds which will be removed by the current owner. Scope for a Garage subject to Planning Consent.

A set of steps and gate can also be accessed from the opposite side of the property.

SERVICES

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

EXTRAS

All fixtures and fittings, with the exception of the garden sheds, 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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