



5 BUCCLEUCH ROAD, SELKIRK, TD7 5DL



- VESTIBULE
- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- PARTIAL DOUBLE GLAZING
- outhouse storage
- UNRESTRICTED ON-STREET PARKING

DOUGLAS
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL
t: 01750 20271 • f: 01750 22686

www.bordersproperty.co.uk

5 BUCCLEUCH ROAD, SELKIRK, TD7 5DL



DESCRIPTION

A three bedroom mid & upper floor flat offering spacious accommodation in a quiet residential street. The property is presented in immaculate condition, having been finished to a very high standard, with gas central heating throughout, and partial double glazing. It is within walking distance of local primary schools, Selkirk High School, and town centre shops and amenities. Ample on-street unrestricted parking is available immediately outside. It is close to Selkirk Leisure Centre & Swimming Pool, and the Victoria Public Park, and seven miles to the Borders Railway Park & Ride facility at Tweedbank with regular services to Galashiels and Edinburgh. This would be of interest to an investor.

ACCOMMODATION

ENTRANCE & HALL

A gated private close leads from the street to the door of the property which opens into a vestibule and an open bright stairway. This leads to a landing on the mid-level of the flat off which sit the lounge, kitchen, two bedrooms, and the shower room.

LOUNGE

The lounge is bright, spacious, and overlooks the front of the property through a large double window which enjoys views over the town to the surrounding countryside. It is a welcoming room with attractive decorative ceiling cornices, and a traditional style coal effect chrome framed electric fire in a white fireplace surround, and polished black stone hearth.

KITCHEN

The kitchen is a bright functional and spacious workspace with modern fixtures and fittings. Wood laminate work tops run on two sides of the room, with a generous supply of electrical points, and tiled walls behind. Wall and floor mounted units provide ample storage with an integral stainless steel sink, gas hob and electric oven, washing machine, and space for the installation of additional free standing kitchen appliances and furniture. Additional storage is provided by a large walk-in cupboard, with electric light, accommodated adjacent to the window.

BEDROOM 1

This bright double is located on the mid-level, and overlooks the front of the property through a large window with views to the surrounding countryside. It benefits from a large walk-in wardrobe/storage cupboard, and has capacity to accommodate free standing bedroom furniture in addition to a bed.

BEDROOM 2

This single on the mid-level overlooks the back of the property. It is a bright room with ample capacity to accommodate free standing bedroom furniture in addition to a bed.

SHOWER ROOM

The shower room is located on the mid-level, and has a narrow window overlooking the side of the property. Finished to a high standard, it has modern fixtures and fittings with a suite of wash basin, toilet, and walk in shower cabinet with a rain shower and additional hand held shower unit. The walls behind the shower are fitted with attractive slate effect waterproof wall boarding, and a heated towel frame is fitted adjacent to the door.

UPSTAIRS

A bright open stair, adjacent to the lounge, leads to the landing on the upper level of the property, and Bedroom 3. The landing is very spacious with an attractive pattern of recessed spot lights, and supplied with electrical power sockets. This area is large enough to be used as an office or study, with ample capacity to accommodate office, or other free standing furniture. A built in storage cupboard is also accommodated on the landing, and a central heating radiator is fitted.

BEDROOM 3

This is a generously proportioned and bright bedroom with windows overlooking the front and back of the property. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed, and benefits from a spacious built in wardrobe/storage cupboard with electric light and power socket.



OUTSIDE

A stone built outhouse lies next to the door to the flat. There is no garden attached to the property, and ample on-street unrestricted parking is available immediately outside.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

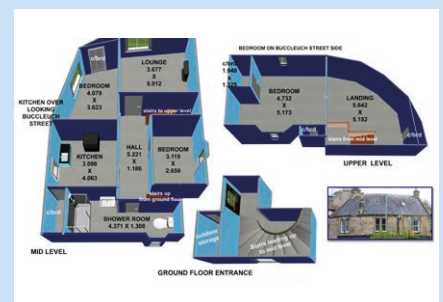
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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.



DOUGLAS
&
GILMOUR & SON

Solicitors

20 Market Place • Selkirk • TD7 4BL

t: 01750 20271 • f: 01750 22686

e: selkirk@douglasgilmour.co.uk

w: www.bordersproperty.co.uk

LP-1 Selkirk

