



14 SHAWBURN ROAD, SELKIRK, TD7 4HW



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- BOX ROOM
- SHOWER ROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- GARDEN
- UNRESTRICTED ON-STREET PARKING

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# 14 SHAWBURN ROAD, SELKIRK, TD7 4HW



## DESCRIPTION

A two bedroom first floor flat in a popular residential area. The flat is in very good condition with double glazing throughout, and electric heating. It would benefit from some modernisation. It is close to the local primary school, town centre shops and amenities, and an easy walk to Selkirk High School. It has gardens to the front and back. There is ample unrestricted on-street parking available immediately outside the property, and it is only seven miles to the Borders Railway Park & Ride facility at Tweedbank with regular services to Galashiels and Edinburgh.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the flat is approached through the front garden and up a flight of stone steps. It opens into a 'L' shaped hall off which sit the lounge, two bedrooms, a box room, and the shower room.

### LOUNGE

The lounge is a bright spacious welcoming room which overlooks the front of the property. The focal point is the fitted gas fire in a wood surround. A shelved alcove with cupboard storage is located adjacent to the window. A second door in the lounge leads through to the kitchen.

### KITCHEN

The kitchen is spacious with capacity to accommodate a full dining table set. It is a bright, functional work space overlooking the back garden. It has black granite laminate worktops running on three sides of the room, with an integral black composite kitchen sink, gas hob, eye level electric grill, and waist level electric oven. The walls behind the worktops are tiled. Wall and floor mounted units provide generous storage space with dedicated spaces for white goods.

### BEDROOM 1

This spacious double overlooks the front garden. It has ample capacity to accommodate

free standing bedroom furniture in addition to a double bed.

### BEDROOM 2

This double room overlooks the back garden. It too has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BOX ROOM

This room overlooks the front garden through a window, and is fitted with electric light. It is big enough to be used as a small study or office if required.

### SHOWER ROOM

The shower room has a suite of wash basin on its own vanity unit, toilet, and walk-in glass shower cabinet over which is fitted a Triton T80 electric shower. The walls behind the shower are fitted with light coloured waterproof wall board. The remaining walls in the room are partially tiled. A Dimplex wall heater is also fitted in the room.

### OUTSIDE

An area of garden lies to the right of the path leading to the door of the property, and an outhouse is located underneath the stair leading to the door. A sizable area of garden, which accommodates a garden shed and a greenhouse, lies at the back of the flat, alongside a drying green which is shared with neighbouring properties. Ample unrestricted on-street parking is available immediately outside the property.



## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale. The Zanussi washing machine in the kitchen is also included in the sale, but without guarantee.

## 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 & SON GILMOUR

## Solicitors

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