



'BRAEHOLM' OLD BRIDGE ROAD, SELKIRK, TD7 5DF



- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- LARGE ENCLOSED GARDEN

DOUGLAS &
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DESCRIPTION

A three bedroom bungalow at the end of a secluded quiet cul-de-sac of privately owned properties. The property is in excellent condition and would benefit from some modernisation. It has gas central heating and double glazing throughout, is surrounded by a large fully enclosed mature garden, and has a detached garage. It is a ten minute walk to the local primary school, Selkirk High School, and the town centre with a wide variety of shops and amenities. Selkirk is only seven miles from the Borders Railway park and ride facility at Tweedbank with services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached through the garden and opens into a bright airy hall off which sit the lounge, a bedroom, and a large walk in storage cupboard. The lounge is entered through a full glass paned door. The hall has a polished natural wood floor which extends into the lounge.

LOUNGE

The lounge is spacious with two windows overlooking the garden allowing in generous amounts of daylight making it a bright and welcoming room. The room has capacity to accommodate a dining table set in addition to lounge furniture. A second glass panelled door leads to a rear hall off which sit two bedrooms, the kitchen, and shower room.

KITCHEN

The kitchen is spacious and functional, overlooking the garden at the side of the house through a large window which makes it a bright workspace. White marble laminate worktops run on two sides of the room with an integral electric hob, electric oven, and white porcelain sink. Wall and floor mounted units provide ample storage with dedicated spaces for installing white goods. A second door in the room leads to the back garden.

BEDROOM 1

This bright double room overlooks the garden through a large three pane window. It benefits from two full length built in storage cupboards and has capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOMS 2 AND 3

Both rooms are doubles which overlook the garden. Each has capacity to accommodate free standing bedroom furniture in addition to a double bed.

SHOWER ROOM

The shower room has modern fixtures and fittings with a white suite of wash basin, toilet, and curved walk in shower cabinet over which is fitted a Gainsborough electric shower. The walls behind the shower and the wash basin are fitted with white marble effect waterproof wall boarding, and a full length towel frame is fitted in the room.

OUTSIDE

The property is surrounded by a large mature fully enclosed garden with a mix of grass, shrubs, trees, and an area of tarmacadam outside the kitchen door. A gate in the fence opposite the kitchen door allows access to the public footpath at the rear of the property, which leads to the industrial estate in Dunsdale Road. A detached garage sits at the edge of the garden with direct access onto Old Bridge Road.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. Electrical appliances included in the sale are sold 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.



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