



96 ETRICK TERRACE, SELKIRK, TD7 4JP



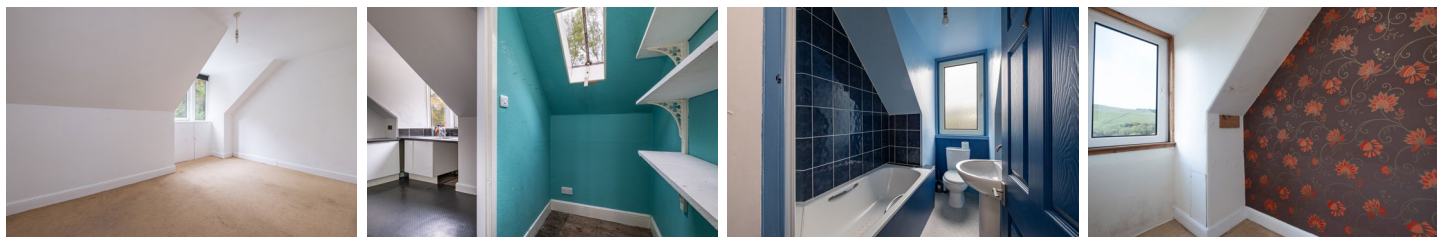
- HALL
- LOUNGE
- KITCHEN WITH PANTRY
- 2 DOUBLE BEDROOMS
- DRESSING ROOM
- BATHROOM
- FULLY FLOORED ATTIC SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- OUTHOUSES
- UNRESTRICTED ON-STREET PARKING

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DESCRIPTION

A spacious two bedroom top floor flat. The property has gas central heating and double glazing throughout and would benefit from some modernisation. It is close to the local primary school, and a fifteen minute walk to Selkirk High School and town centre shops and amenities. A regular bus service runs to and from the town centre, and onwards to Hawick to the south, and Galashiels to the north, both of which have several locally and nationally branded shops and services. It is also seven miles to the Borders Railway park and ride facility at Tweedbank with services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The door of the property is at the rear of the block and is approached along a common close and up a set of stone steps shared with neighbouring properties. A stair leads to a second glass panelled door which opens into the hall off which sit the lounge, two double bedrooms, bathroom, and a walk in storage cupboard. A hatch in the hall ceiling provides access to the fully floored attic space, with four skylight windows, and which covers the whole width of the house.

LOUNGE

The lounge is bright and spacious and overlooks the front of the property through a large bay window with open views to the countryside beyond the town. A second door leads through to the kitchen.

KITCHEN

The kitchen is generously proportioned with capacity to accommodate a dining table set. It overlooks the back garden through a large bay window and is a bright functional workspace. Black granite laminate worktops run on three

sides of the room with an integral double stainless steel kitchen sink, and dedicated spaces for white goods and the free standing DeLonghi cooker with a five gas ring hob and two electric ovens. Ample storage is provided by floor mounted units and shelving, a built in storage cupboard, and pantry with electric power, and window overlooking the back of the property.

BEDROOM 1

This bright spacious double overlooks the front of the property through a large bay window which allows open views to the countryside beyond the town. It benefits from fitted shelving, and a dressing room with electric light and power and window overlooking the front of the property. The bedroom has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This bright double room overlooks the back of the property through a large bay window. It is a bright room and has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

This has a suite of wash basin, toilet, and bath over which is fitted a Triton electric shower, shielded by a hinged glass shower screen. Blue terracotta tiles fully cover the walls behind the wash basin and bath, and a central heating radiator is fitted in the room.

OUTSIDE

On-street unrestricted parking is available immediately outside the property. There is use of a garage but the seller does not have title.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. The DeLonghi cooker and white goods, if included in the sale, are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

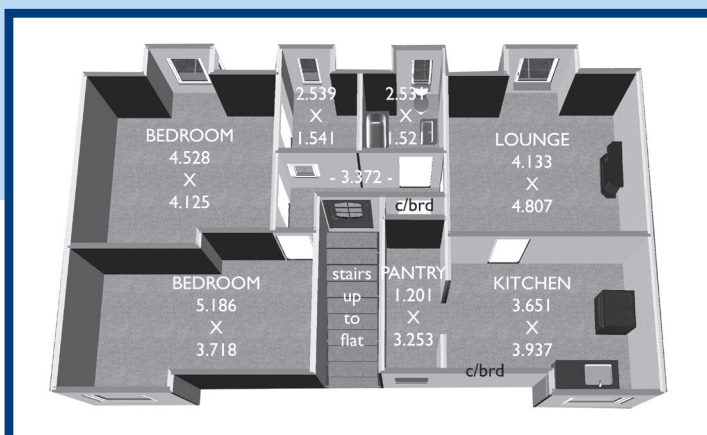
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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.

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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