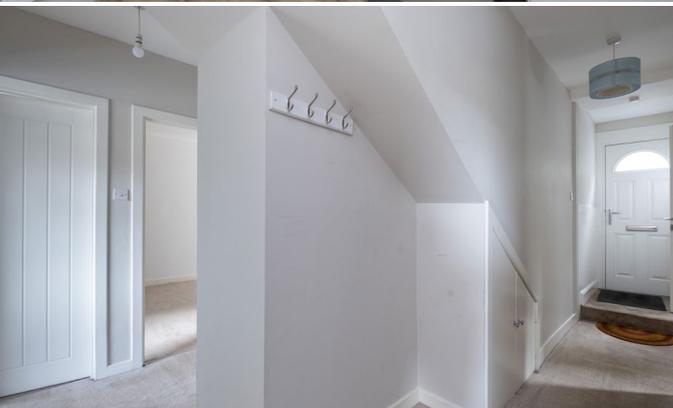




## 34 YARROW TERRACE, SELKIRK, TD7 5AR



- IDEAL STARTER HOME FOR YOUNG FAMILY
- INVESTMENT OPPORTUNITY
- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED ON-STREET PARKING

DOUGLAS &  
GILMOUR & SON

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

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# 34 YARROW TERRACE, SELKIRK, TD7 5AR



## DESCRIPTION

A three bedroom flat in a popular residential area. It is a mid-level flat entered at street level with neighbouring properties above and below. It benefits from gas central heating and double glazing throughout and is a short walk to the local primary school, Selkirk town centre with a selection of shops and other amenities, and a twenty minute walk to Selkirk High School. It has a share of garden ground at the rear of the block, and unrestricted on-street parking is available immediately outside the property.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the property is at street level and leads to an 'L' shaped hall off which sit the lounge, kitchen, three bedrooms, bathroom, toilet, and shelved under stair storage cupboard.

### LOUNGE

The lounge is a warm welcoming room overlooking the front of the property. A duel fuel open fireplace lies behind a blanking panel and a shelved alcove with a storage cupboard underneath sits adjacent to the window.

### KITCHEN

The kitchen is a modern, spacious, bright, and functional workspace overlooking the back of the property through a large window which allows in generous amounts of daylight, and with panoramic views to the hills surrounding the town. Black granite laminate worktops run of three sides of the room with an integral stainless steel sink, gas hob and electric oven. The walls behind the worktops are tiled and a cooker hood is fitted over the gas hob. Wall and floor mounted units provide ample storage with dedicated spaces for installing white goods.

### BEDROOMS

The house has three bright spacious double bedrooms, two overlooking the back of the property with similar views to that enjoyed through the kitchen window. Each room has the capacity to easily accommodate free standing bedroom furniture in addition to a double bed, and each benefit from a storage cupboard underneath the window.

## BATHROOM

This has a white suite of wash basin, toilet, and bath over which is fitted a showerhead fed from the bath's mixer tap. The walls behind the bath are fitted with white waterproof wall boarding and a central heating radiator is fitted in the room. The bathroom accommodates a small utility room with electrics, plumbing for a washing machine and venting for an electric dryer.

## TOILET

This room sits adjacent to the door to the flat. It has a white suite of wash basin and toilet, and a central heating radiator is fitted in the room.

## OUTSIDE

Unrestricted on-street parking is available immediately outside the property. It also has a share of garden ground which sits at the rear of the block.

## SERVICES

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

## EXTRAS

All fixtures and fittings, including the Hotpoint washing machine are included in the sale. Any electrical appliances and white goods included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

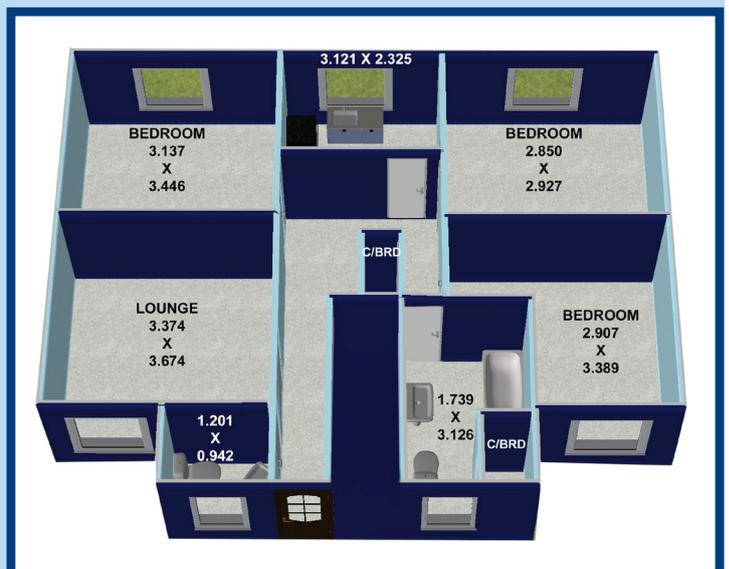
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## 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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