



1 CASTLE STREET, SELKIRK, TD7 4AH



- GAS CENTRAL HEATING & DOUBLE GLAZING
- QUIET RESIDENTIAL STREET CLOSE TO TOWN CENTRE
- EASY ACCESS TO A RANGE OF SHOPS AND OTHER AMENITIES
- IDEAL TWO BED STARTER HOME
- FULLY ENCLOSED & EASILY MAINTAINED GARDEN
- SCOPE FOR FURTHER DEVELOPMENT

DOUGLAS
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DESCRIPTION

A two bedroom, two storey end terrace town house in a quiet residential street close to the town centre. It benefits from gas central heating and double glazing throughout, and a fully enclosed and easily maintained garden which surrounds the property. It is close to a variety of local shops, and a fifteen minute walk to Selkirk High School and the local primary school. Galashiels, a short drive away has a wide variety of shops and amenities, and the Borders Rail link to Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the front garden and opens into a sizable hall off which sit the lounge, kitchen, large walk-in storage cupboard, and the stairs to the upper accommodation. The hall floor is covered with an attractive oak coloured wood plank flooring which runs through to the lounge floor.

LOUNGE

The lounge is a bright and welcoming room with windows that overlook the gardens at the front and back of the house. The ceilings are corniced, and the focal point of the room is a traditional style coal effect fire in a wood and black stone surround, seated on a black stone hearth.

KITCHEN

The kitchen is entered from the hall through an attractive wood and glass panelled door. It is a spacious, bright, and functional workspace overlooking the back garden through a large picture window and glass panelled door leading

to the back garden, which together allow in generous amounts of daylight. Black granite laminate worktops run on two sides of the room with an integral stainless steel sink. The walls behind are tiled and generously supplied with electric plugs. Ample storage is provided by wall and floor mounted units with dedicated spaces for installing a free standing cooker and white goods.

UPSTAIRS

An open staircase with a window half way leads to a bright upper landing off which sit two double bedrooms, the bathroom, and a full length built in laundry cupboard.

BEDROOMS 1 & 2

Each of these double rooms overlook the back garden. Each has capacity to accommodate free standing bedroom furniture in addition to a bed, and bedroom 1 benefits from two large walk-in wardrobes with additional storage.

BATHROOM

This has a white suite of wash basin, toilet, and bath over which is fitted a shower fed from the main water supply and shielded by a hinged glass shower screen. The walls of the room are fully tiled, and a heated towel frame is fitted in the room.

OUTSIDE

A fully enclosed and easily maintained garden surrounds the house. The front and back are mainly covered in decorative gravel with a border of shrubs and area of wooden decking at the back. The garden at the back accommodates a detached wooden garden room, and at the front a wooden garden store. Unrestricted on-street

parking is available immediately outside the property. Subject to planning regulations there may be scope to develop off-street parking at the side of the property.

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. Any electrical appliances and white goods included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

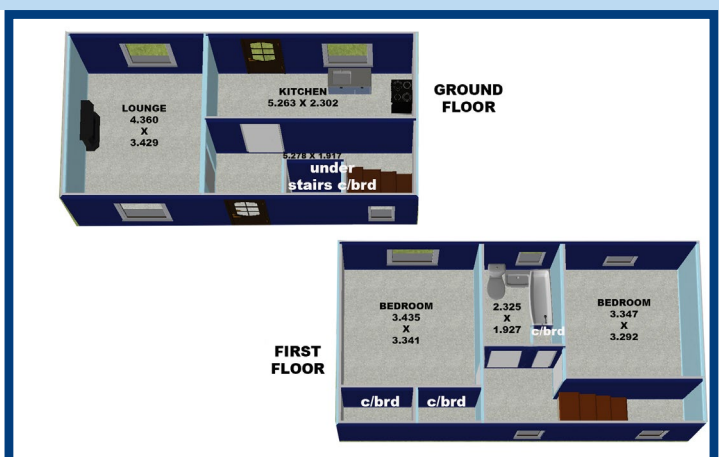
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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