



22 FOREST ROAD, SELKIRK, TD7 5DB



- CLOSE TO TOWN CENTRE SHOPS AND AMENITIES
- DOUBLE GLAZING
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM WITH SEPARATE SHOWER
- INVESTMENT OPPORTUNITY
- ENCLOSED GARDEN

DOUGLAS
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DESCRIPTION

A mid and upper flat in a three storey block. The property is ideally situated close to the town centre with a selection of shops and other amenities. Selkirk enjoys a direct regular bus service to Galashiels and Hawick, each major shopping centres with a range of national and locally branded retail outlets and other amenities. The property could also provide an opportunity as a rental investment. Selkirk is only seven miles from the Borders Railway at Tweedbank with regular services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached through the front garden on a path shared with neighbouring properties. A stair leads to a second door which opens into the hall off which sit the lounge, kitchen, downstairs bedroom, bathroom, and stairs to the upper accommodation.

LOUNGE

The lounge is entered through a full glass panel door. It is a spacious bright welcoming room overlooking the front of the house through two large double pane windows which allow in generous amounts of daylight. The focal point of the room is the fitted traditional style electric fire in a Fyfestone surround and black stone hearth.

KITCHEN

The kitchen is a bright spacious workspace with a large window overlooking the front of the property. Woodgrain laminate worktops run on three sides of the room with an integral double composite kitchen sink, and four ring electric hob and oven. The walls behind the work tops are tiled and generously provided with electric power points. Ample storage is provided by wall and floor mounted units with dedicated spaces for installing white goods.

DOWNSTAIRS BEDROOM

This bright and very spacious double overlooks the back of the property, and enjoys a wide extensive view to the hills and countryside surrounding the town. It benefits from a built in shelved storage cupboard, and has ample room to accommodate free standing bedroom furniture in addition to a double bed.

UPSTAIRS BEDROOMS

A staircase from the hall leads directly into one of two double bedrooms on the upper floor of the property. A door in the first leads through to the second. Each of the rooms are bright doubles with ample capacity to accommodate free standing bedroom furniture in addition to a double bed. The room which overlooks the back of the property also enjoys open views to the hills and countryside surrounding the town.

BATHROOM

The bathroom is spacious with modern fixtures and fittings. It has a white suite of bath, wash basin, toilet, and separate curved walk-in shower cabinet, fitted with a Mira electric shower. The floor of the room, and walls behind the shower cabinet are fully tiled. The remainder of the walls in the room are partially tiled.

OUTSIDE

The property has a defined share of garden ground at the rear of the block. It consists mainly of grass and shrubs and accommodates a garden shed. It has complete ownership of one outhouse at the rear of the block, and a quarter share of a second. Unrestricted

on-street parking is available immediately outside the property.

SERVICES

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

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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