



## 13 VIEWFIELD PARK, SELKIRK, TD7 4LH



- 3 BEDROOM PROPERTY
- GARDEN FRONT AND REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- CLOSE TO TOWN CENTRE AMENITIES & SCHOOLS
- ON-STREET UNRESTRICTED PARKING

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## DESCRIPTION

A mid-terraced two storey, three bedroom house in a quiet residential street. Situated in easy walking distance of the town centre and schools. The property benefits from gas central heating and double glazing. On-street, unrestricted parking is available immediately in front of the property. Some cosmetic and modernisation improvement would be of benefit to the property, but otherwise this house provides good family accommodation with the addition of an enclosed garden at the rear.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the house is approached from the front garden. The half glass, half wood door opens into a light hallway off which sit two cupboards, stairs to upper accommodation, walk in under stair cupboard, doors to kitchen and lounge. A central heating radiator is positioned within the hallway.

### LOUNGE

The lounge is entered from the hall through a glass panel door. It is a spacious room with large double glazed windows looking out to the front and rear of the property. Both windows have a criss-cross pattern at the top, creating a traditional and visually appealing look. These windows allow in generous amounts of daylight making it a bright room. It has ample capacity to accommodate a dining table set in addition to lounge furniture. A separate glass panel door is also located within this room to access the kitchen. Two central heating radiators are located within the room.

### KITCHEN

The kitchen is a bright functional workspace with modern fixtures and fittings. Laminate worktops and fitted floor and wall units provide ample storage and workspace. There is an integral stainless steel sink situated below the window which shows a lovely view into the garden area. The walls behind the work surfaces are tiled. In addition to the two interior glass panel doors which access the kitchen, an exterior glass panel door, leading to the garden, allows in ample light to make this a lovely bright kitchen. A separate cupboard, which houses the Alpha Central Heating Boiler, provides extra storage space.

## UPSTAIRS

A bright open staircase with a window half way leads to an upper landing off which sit three bedrooms and the shower room.

### BEDROOM 1

This is a bright spacious double which overlooks the front of the property. It benefits from a large built in storage cupboard, and has ample room to accommodate free standing bedroom furniture and a double bed.

### BEDROOM 2

This spacious single room overlooks the back of the property and garden, with ample capacity to accommodate free standing wardrobes and other free standing bedroom furniture in addition to the bed.

### BEDROOM 3

This double overlooks the back of the property. It benefits from a large built in storage cupboard, and has ample room to accommodate free standing bedroom furniture in addition to a double bed.

### SHOWER ROOM

The shower room has white suite of wash basin, toilet, and shower cabinet which is fitted with a Mira electric shower. The shower is lined with light coloured wall panels. A radiator is fitted in the room, and a tall cupboard sits behind the door allowing for some extra storage.

## OUTSIDE

Unrestricted on-street parking is available immediately outside the property. The front garden is sheltered by a mature hedge to the left and a fence to the right. A mix of shrubs, flowers and decorative stones lie in between with a path leading to the front door. The rear, enclosed garden is accessed through the kitchen and comprises

of mainly decorative stone and paved areas. This area also accommodates a greenhouse and garden shed.

## 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 including white goods included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

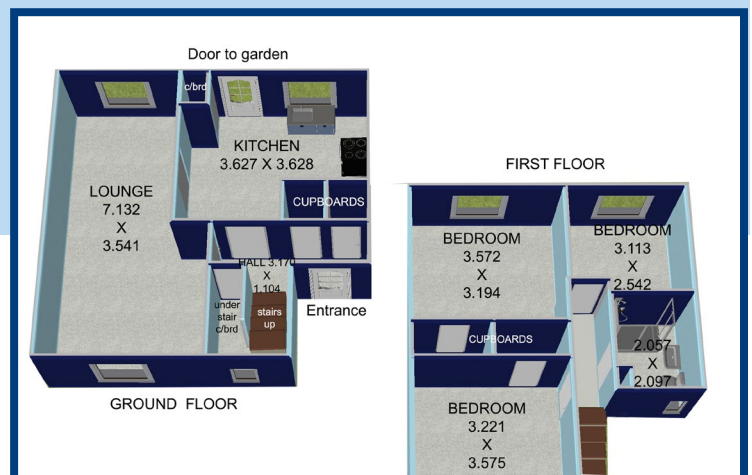
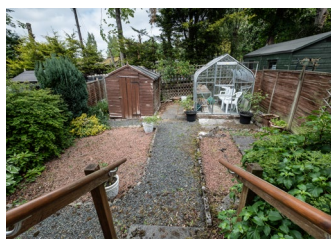
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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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