



17 RAEBURN MEADOW, SELKIRK, TD7 4HL



- GAS CENTRAL HEATING THROUGHOUT
- DOUBLE GLAZING THROUGHOUT
- POSSIBLE INVESTMENT OPPORTUNITY
- CLOSE TO TOWN CENTRE
- FULLY ENCLOSED GARDEN
- AMPLE UNRESTRICTED ON-STREET PARKING

DOUGLAS
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DESCRIPTION

A first floor flat, part of a fully detached dwelling house in a popular residential area. It benefits from gas central heating and double glazing throughout, is close to town centre shops and other amenities, and local primary and secondary schools. Needs some modernisation. Could present an investment opportunity. It has a fully enclosed garden at the rear, and ample unrestricted on-street parking is available immediately outside the property. Selkirk is seven miles from the Borders Railway park and ride facility at Tweedbank with services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The door to the property is at the rear of the building, and is approached along a path leading from the street, and up a flight of stone steps. It opens into a sizable hall off which sit the lounge, kitchen, shower room and two bedrooms.

LOUNGE

The lounge is a bright welcoming room overlooking the front of the property. It benefits from a built in shelved storage cupboard adjacent to the window, and a built in traditional style coal effect brass framed Valor gas fire in a tiled surround and hearth.

KITCHEN

The kitchen is a bright functional workspace overlooking the front of the property. Light wood laminate worktops run on two sides of the room with an integral four ring electric hob, electric oven, and stainless steel sink. The walls behind the worktops and the hob are tiled. Ample storage is provided by wall and floor mounted units, with dedicated spaces for installing white goods.

BEDROOM 1

This bright spacious double room benefits from a built in shelved storage cupboard. It has ample room to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This bright single room overlooks the back garden and benefits from a triple door built in wardrobe with additional storage and a storage cupboard under the window. It has capacity to accommodate free standing bedroom furniture in addition to a bed.

SHOWER ROOM

The shower room has a white suite of wash basin, toilet, and walk-in shower cabinet which has been adapted for a person with mobility needs, and which is fitted with a shower fed from the main water supply.

The walls behind the shower and the wash basin are fitted with white waterproof wall boarding, and a central heating radiator and heated towel frame are fitted in the room. The shower room accommodates a large walk-in shelved storage cupboard with electric light, which also houses the central heating boiler.

OUTSIDE

A sizable and fully enclosed garden lies at the back of the flat. It has a mix of grass, paved seating areas, shrubs and accommodates a garden shed. A garden store is accommodated under the stone stairs leading to the door of the flat. Ample unrestricted on-street parking is available immediately outside 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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