



64 HIGH STREET, SELKIRK, TD7 4DD



A bright and spacious unit extending to approximately 39 square metres (419 sq. ft.) in an ideal town centre location. Suitable for various purposes (craft shop, studio, or show room). It has a fully floored attic space extending to approximately 61 square metres (656 sq.ft.), toilet, store room, and kitchen. Subject to planning consents the property may be suitable for conversion to residential accommodation.

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# 64 HIGH STREET, SELKIRK, TD7 4DD



## DESCRIPTION

A bright and spacious first floor unit previously used by Selkirk Camera Club, in a town centre location. The main room extends to approximately 39 square metres (419 sq. ft.) and would be suitable for various purposes. It has a fully floored attic space extending to approximately 61 square metres (656 sq. ft.). A toilet, kitchen, and dark room are on the same level and attached to the main room. The property would benefit from a degree of modernisation, and provided the necessary planning consents are obtained, has the potential to be converted to residential accommodation.

## ACCOMMODATION

### MAIN ROOM

The door to the property sits on the main street and opens into a square shaped hall. Stairs lead up to a toilet and the main room. The main room is a bright open space approx. 6.5 x 6 mts. (21 x 19.6 ft.) and overlooks the street through two large windows which allow in generous amounts of daylight. A large built in shelved cupboard is located adjacent to the windows, and doors lead to a kitchen, and a dark room approx. 1.5 x 2.6 mts. (4.8 x 8.5 ft.) which could be used for storage or other purposes.

### KITCHEN

The kitchen is a bright functional room overlooking the street through a large window. White laminate work tops run on two sides of the room with an integral stainless steel sink. The worktops are generously supplied with electric points, and storage is provided by floor mounted kitchen units, and spaces for the installation of white goods as required.

### TOILET

The toilet has a suite of wash basin and toilet with hot water being supplied by a separate Redding hot water boiler.

### ATTIC

A hatch in the ceiling and loft ladder in the main room leads to a very spacious and fully floored attic space of approx. 9 x 6.7 metres (29.5 x 22 ft.).

### OUTSIDE

Restricted on-street parking is available in High Street immediately outside the property. Unrestricted on-street parking is available in other streets close by.

### SERVICES

Mains water, drainage and sewage, electric heating. Rateable value £2500.

## EXTRAS

All fixtures and fittings are included in the sale. Electrical appliances included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## VIEWING

To view contact selling agents.

## 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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