



85 FOREST ROAD, SELKIRK, TD7 5DD



- SPACIOUS FAMILY ACCOMMODATION
- CLOSE TO TOWN CENTRE AND SCHOOLS
- QUIET RESIDENTIAL STREET
- DOUBLE GLAZING THROUGHOUT
- CENTRAL HEATING
- ENCLOSED GARDEN

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# 85 FOREST ROAD, SELKIRK, TD7 5DD



## DESCRIPTION

A mid and upper level maisonette offering spacious family accommodation in a quiet residential street. It benefits from gas central heating and double glazing, and a fully enclosed garden. It is close to town centre shops and other amenities, the local primary school, and Selkirk High School. Selkirk is located seven miles from the Borders Railway park and ride at Tweedbank with services to Galashiels and Edinburgh.

## ACCOMMODATION

### ENTRANCE & HALL

A short set of steps lead to the front door which opens into a hall off which sit the lounge, sitting room, shower room, box room with electric light and power, and a large double door storage cupboard.

### LOUNGE

This bright spacious room overlooks the front of the property through a large double glazed window which allows in generous amounts of daylight. It has ample capacity to accommodate lounge furniture, and the focal point in the room is the gas fire in a Fyfestone surround. A second door in the room leads to the downstairs bedroom.

### DOWNSTAIRS BEDROOM

This bright double room benefits from a large built in storage cupboard. It overlooks the back of the property and enjoys open views over the town to the hills and countryside surrounding Selkirk. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

### SITTING ROOM

The sitting room is bright, welcoming and generously proportioned, and overlooks the front of the property. It benefits from a large built in storage cupboard adjacent to the window. Two more doors respectively lead through to the kitchen and the dining room.

### KITCHEN

The kitchen is very spacious. Two windows overlooking the back of the property allow in generous amounts of daylight to make it a bright functional workspace. Light coloured marble laminate worktops run on two sides of the room with an integral stainless steel sink. Ample storage is provided by floor mounted units with dedicated spaces for installing white goods and free standing cooker. The room has ample capacity to accommodate a dining table set in addition to kitchen fixtures and fittings. A hatch in the kitchen provides access to the dining room.

### DINING ROOM

The dining room overlooks the back of the property, enjoying similar views to that of the downstairs bedroom. It has ample capacity to accommodate dining room furniture, and benefits from a large walk-in under stair storage cupboard. A bright open staircase leads to an upper landing fitted with a central heating radiator, off which sit bedrooms 2 and 3.

### BEDROOM 2

This very spacious double room overlooks the front of the property. It is a bright room with ample capacity to accommodate free standing bedroom furniture in addition to a double bed, and it benefits from a large walk-in storage cupboard.

### BEDROOM 3

This bright double overlooks the back of the property through two large double glazed windows with open views to the countryside surrounding the town.



## SHOWER ROOM

The shower room is located off the ground floor hall. It has a white suite of wash basin, toilet, and walk-in shower cabinet over which is fitted a shower fed from the main water supply. This room needs modernisation and subject to any planning approvals that may be required, could be made bigger by extending into the adjoining box room.

## OUTSIDE

The house has a defined and fully enclosed share of garden ground at the rear of the block, accessed by a path shared with neighbouring properties. It accommodates two wooden garden sheds. 3 brick outhouses belong to the property, and unrestricted on-street parking is available immediately outside.

## SERVICES

Mains water, drainage and sewage, electricity, double glazing throughout, and gas central heating. Council Tax Band 'C.'

## 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

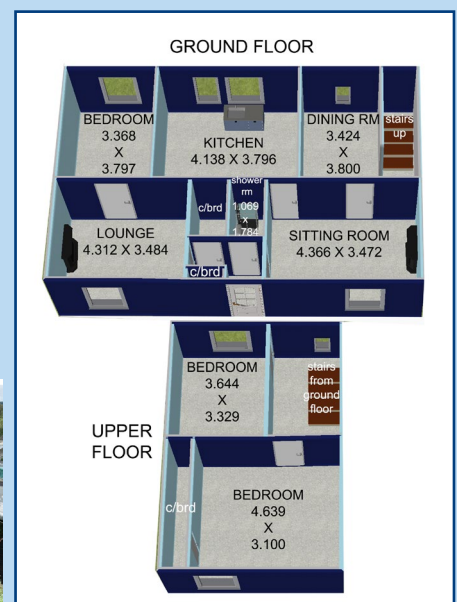
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## 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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