



## 19 CANNON STREET, SELKIRK, TD7 5BP



- GAS CENTRAL HEATING THROUGHOUT
- DOUBLE GLAZING THROUGHOUT
- CLOSE TO LOCAL PRIMARY SCHOOL
- ACCESS TO COMMUNAL GARDEN GROUND
- UNRESTRICTED ON-STREET PARKING
- INVESTMENT OPPORTUNITY FOR RENTAL

DOUGLAS  
&  
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL  
t: 01750 20271 • f: 01750 22686

[www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)



# 19 CANNON STREET, SELKIRK, TD7 5BP



## DESCRIPTION

A first floor two bedroom flat in a three storey block close to the local primary school, and thirty minute walk to Selkirk High School and the town centre. Gas central heating and double glazing throughout. Unrestricted on-street parking is available immediately outside the property. A local bus service operates through the day to and from the town centre, and Galashiels with a wide selection of shops and other amenities. The flat has the potential of offering an investment opportunity for rental.

## ACCOMMODATION

### ENTRANCE & HALL

The door of the property is accessed via a communal path leading from the street to the rear of the block. It opens into a 'L' shaped hall off which sit the lounge, two double bedrooms, kitchen, bathroom, box room and under stair storage cupboard.

### LOUNGE

The lounge is bright and spacious extending the width of the property. Large picture windows overlooking the front and side of the flat allow in generous amounts of daylight. The room has the capacity to accommodate a dining table set in addition to lounge furniture, and two central heating radiators are fitted in the room.

### KITCHEN

The kitchen is a bright functional workspace with a window overlooking the front of the property. Dark granite laminate worktops run on two sides of the room with an integral stainless steel sink and dedicated spaces for the free standing four ring gas cooker and white goods. The walls behind the worktops and cooker are tiled and fitted with an ample number of electric power points. Ample storage is provided by wall and floor mounted units.

### BEDROOM 1

This bright double room overlooks the front of the property through a large two pane double glazed window. It features a fitted unit with two double door wardrobes and vanity unit, with additional storage provided by fitted shelving adjacent to the window. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BEDROOM 2

This bright double overlooks the back of the property. It benefits from a full length fitted shelving unit adjacent to the window. Additional storage is provided by fitted cupboards under the window. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BATHROOM

This has a white suite of wash basin, toilet, and bath over which is fitted an electric shower, shielded by a hinged glass shower screen. The walls behind the shower unit are fully tiled. The remaining walls behind the bath are partially tiled with the same white tiles. A full length built in shelved storage cupboard is accommodated in the room, and a central heating radiator is fitted.

## BOX ROOM

This room is located opposite the entrance to the kitchen. It could be used as either a study, office, or cloakroom.

## OUTSIDE

A path, shared with neighbouring properties, leads to the rear of the block, and access to a communal garden area. 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 '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

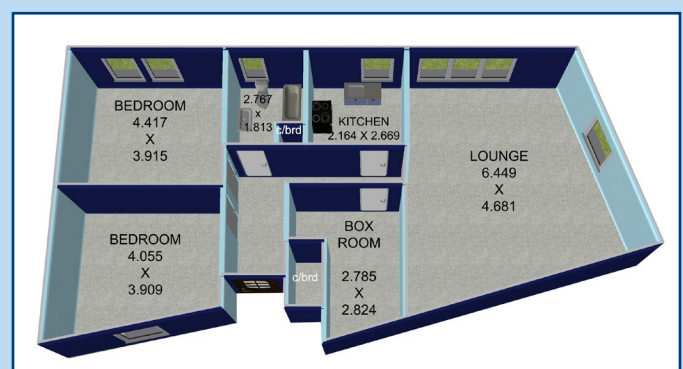
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: [selkirk@douglasgilmour.co.uk](mailto:selkirk@douglasgilmour.co.uk).

## 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.



DOUGLAS  
&  
GILMOUR & SON

## Solicitors

20 Market Place • Selkirk • TD7 4BL

t: 01750 20271 • f: 01750 22686

e: [selkirk@douglasgilmour.co.uk](mailto:selkirk@douglasgilmour.co.uk)

w: [www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)

LP-1 Selkirk

