



38A CURROR STREET, SELKIRK, TD7 4HF



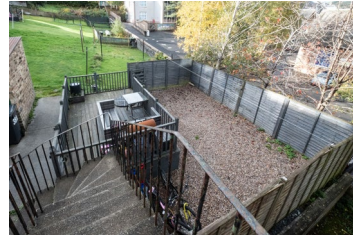
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SHORT WALK TO TOWN CENTRE SHOPS & AMENITIES
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- ENCLOSED GARDEN
- UNRESTRICTED OFF-STREET PARKING
- POSSIBLE RENTAL INVESTMENT OPPORTUNITY

DOUGLAS
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DESCRIPTION

A mid and upper level end terrace maisonette in a popular residential street. It benefits from gas central heating and double glazing throughout and would benefit from some modernisation and renovation work. It is close to the town centre with a broad selection of shops, restaurants and other amenities, next door to the local primary school, and a short walk to Selkirk High School.

Selkirk is seven miles from the Borders Railway park and ride at Tweedbank with services to Galashiels and Edinburgh. The property could provide a rental investment opportunity.

ACCOMMODATION

ENTRANCE & HALL

The door to the house is at the back of the block and approached along a path shared with neighbouring properties. It opens into a hall off which sit the lounge, kitchen, bathroom, large walk-in storage cupboard, and stairs to the upper accommodation.

LOUNGE

The lounge is spacious and overlooks the back of the property. It benefits from a large built in storage cupboard adjacent to the window. The focal point in the room is the traditional style coal effect electric fire in a wood surround.

KITCHEN

The kitchen is a spacious, bright, and functional workspace overlooking the front of the property through a large picture window. It presently accommodates a dining table set. Black granite laminate worktops run on two sides of the room with integral four ring gas hob and electric oven, and double stainless steel sink. The walls behind the worktops are tiled and amply supplied with electric power points, and generous storage is provided by wall and floor mounted units with dedicated spaces for white goods.

BATHROOM

The bathroom has a white suite of wash basin on its own vanity unit, toilet, and bath over which is fitted a Mira electric shower shielded by a folding glass shower screen. The walls behind the bath and wash basin are tiled, and a central heating radiator is fitted in the room.

UPSTAIRS

A stair from the hall leads to an upper landing off which sit two double bedrooms and a single attic bedroom.

BEDROOM 1

This is a very spacious double room overlooking the back of the property through two large picture windows. It has more than ample space to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This is a bright double overlooking the front of the property. It has room to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This is a bright cosy single attic bedroom with a skylight window. It has capacity to accommodate some free standing bedroom furniture in addition to a single bed, and a central heating radiator is fitted in the room.

OUTSIDE

The property has a defined fully enclosed share of garden space at the rear of the block, which consists of a wooden deck and gravelled area. It also has a dedicated outhouse, and quarter share of a second with neighbouring properties. 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 which might be included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

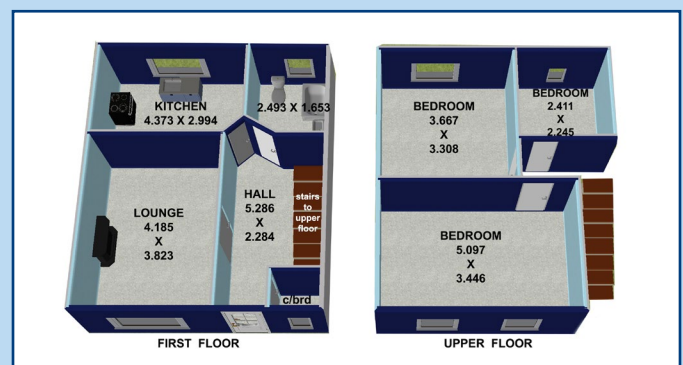
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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