



10 THIRLESTANE TERRACE, SELKIRK, TD7 4HX



- 3 BEDROOMS
- CLOSE TO TOWN CENTRE SHOPS & AMENITIES
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- ENCLOSED GARDENS
- GOOD STARTER FAMILY HOME
- POSSIBLE INVESTMENT OPPORTUNITY

DOUGLAS
&
GILMOUR & SON

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

www.bordersproperty.co.uk

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DESCRIPTION

A two storey, three bedroom mid-terrace house in a popular residential street. It benefits from double glazing throughout, and has fully enclosed gardens at the front and rear. It is close to the town centre with a selection of shops and other amenities, Currer Street Primary School, and Selkirk High School. Unrestricted on-street parking is available immediately outside the property.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the front garden and opens into the hall off which sit the lounge, kitchen, stairs to the upper accommodation, and two large built in storage cupboards.

LOUNGE

The lounge is a bright spacious room extending the whole width of the house. Large picture windows overlook the gardens at the front and back allowing in generous amounts of daylight to make it a warm and welcoming room. It has ample capacity to accommodate both dining room and lounge furniture.

KITCHEN

The kitchen is a bright functional workspace overlooking the back garden. It would benefit from some modernisation. Light coloured granite laminate worktops run on two sides of the room with an integral stainless steel kitchen sink, with dedicated spaces for a free standing cooker and white goods. The walls behind the worktops and cooker space are tiled and generously supplied with electric power points. Ample storage is provided by wall and floor mounted units with the addition of a sizable under stair storage cupboard. A second door leads to the back garden.

UPSTAIRS

A bright open staircase leads to an upper landing with a window overlooking the back garden. Three bedrooms, the shower room, and two large built in storage cupboards sit off the landing. A ceiling hatch leads to a partially floored attic space.

BEDROOM 1

This bright double room overlooks the front of the property through a large double pane window. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed, and benefits from a built in four door wardrobe and storage unit.

BEDROOM 2

This bright double room overlooks the front of the property. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed, and benefits from a large built in storage cupboard.

BEDROOM 3

This single room overlooks the back garden. It is bright and has ample room to accommodate free standing bedroom furniture in addition to a bed. It also benefits from a large built in storage cupboard.

SHOWER ROOM

The shower room has modern fixtures and fittings with a suite of wash basin, toilet, and large walk in shower cabinet over which is fitted a Mira electric shower shielded by a sliding glass shower door. The walls of the

room and shower cabinet are fully boarded with attractive light marble effect waterproof wall boarding. A heated towel rail and Xpelair extractor fan are also fitted in the room.

OUTSIDE

The front garden is small with a mix of paving and shrub border. It is fully enclosed by a hedge and garden gate. A close shared with the neighbouring property provides access to the back garden. This is fully enclosed by a wooden fence. It has a paved patio outside the kitchen door and a mix of gravel area and shrub border in the remainder. It also accommodates a greenhouse and garden shed, and a small stream runs alongside the bottom of the garden.

SERVICES

Mains water, drainage and sewage, double glazing throughout, and partial electric heating. Council Tax Band 'B.'

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.

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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LP-1 Selkirk

