



3 Back Feus  
Selkirk, TD7 4LL



\*CLOSING DATE SET – TUESDAY 21st MAY AT 12 NOON\*

In a tucked away position off the main thoroughfare of the market town of Selkirk, this charming stone built cottage is well presented with plenty of scope to upgrade, and hosts a choice of public room, two good sized double bedrooms and a cottage garden to the rear.



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Leading off the heart of the town, a quiet no through road extends to Back Feus; where unrestricted parking is available on street. The cottage opens to a bright hallway, with a lounge set to the front with feature fireplace, a second neighbouring public room to the rear, and a connecting breakfasting kitchen with useful pantry cupboard and external door to the garden. Also on the ground floor, a shower room and in-built under stair storage. Upstairs, the landing opens to a fitted bathroom, two comfortable double bedrooms with storage, and an excellent under eaves cupboard to the front. While the décor and fittings would benefit from upgrading throughout, the condition overall is excellent and the property provides excellent opportunity to add enhancement value.

A super rear garden is a great complement to the accommodation; a neat paved patio area is set adjacent to the kitchen, which provides access for the neighbouring property for refuse, though rarely used. A lawn section sits beyond the patio, with planted borders, timber shed and drying green.

#### LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

#### ACCOMMODATION LIST

Entrance Vestibule, Hallway, Living Room, Dining Room, Breakfasting Kitchen, Shower Room, Two Double Bedrooms, Bathroom, In-built Storage. Rear Garden.

#### HIGHLIGHTS

- Excellent Location within Central Selkirk
- Charming Character Property
- Flexible Layout & Scope to Modernise
- Swift Access to Border Interchange at Tweedbank & Galashiels
- Range of Nearby Amenities

#### SERVICES

Mains gas, electricity, water and drainage. Double Glazed

#### ADDITIONAL INFORMATION

All floor and wall coverings, blinds, light fittings and integrated appliances as viewed are included in the sale. Internal 92sq m.

#### COUNCIL TAX

Band C.

#### ENERGY EFFICIENCY

Band E.

#### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to request further information call 01573 225999 -lines open 7 days a week including evenings, weekends and public holidays.

#### PRICE & MARKETING POLICY

Offers over £159,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.