



## 35 Scott Crescent

Offers Over £99,000

Selkirk, TD7 4EG



Fantastic First Time Or Investment Buy.  
Beautifully Presented First Floor Property With  
Immaculate Home Report, Neat Gardens And  
Within Easy Reach Of Amenities On Offer  
Within The Town Of Selkirk.



## 35 SCOTT CRESCENT

A superb first time or investment purchase, this two bedroom first floor property is in excellent condition throughout as seen from the home report; with a neutral and fresh décor throughout, a convenient central position for the town and generous private well-kept garden to the side and rear. The property enjoys an enviable spot within the popular residential area with a gently elevated position providing lovely outlooks across the hills and valleys beyond. Internally, the living area is well proportioned, with a fresh décor and feature wood burner stove, with the adjoining kitchen being contemporary in its finish with plenty of space for table & chairs. Both bedrooms are comfortable doubles, with plenty of space for storage and fully fitted bathroom. An additional smaller box room would lend itself perfectly to a hobby space or indeed home office. The garden extends to the side and rear, with a stretch of lawn, plentiful plants and shrubbery, drying poles and timber shed.

## 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.

## HIGHLIGHTS

- Ready to move in; beautiful decorative order & condition throughout.
- Home Report – All category 1's
- Rental investors - we'll find the tenant!
- Spacious garden and pleasant outlooks.
- Popular area – for families and retirees.

## SERVICES

Mains gas, electricity, water and drainage. Double glazing.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 66m<sup>2</sup>

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. 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 £99,000 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.