

HASTIN^{LEGAL}&S



Heatheredge

1 Hillview Crescent, Selkirk, TD7 4AY

Offers Over £290,000





Set in a rarely available cul de sac within the popular town of Selkirk, Heatheredge is a charming detached bungalow positioned on Hillview Crescent; with a fantastic, private plot and elevated outlooks over neighbouring countryside.



HEATHEREDGE

A colourful wrap around garden provides a most welcoming frontage to the bungalow; with a private drive allowing space for family parking and accessing a single garage. The sheltering front garden is abundant with perennials with the mature planting giving the house great screening. Internally the property is generously proportioned and well-kept throughout, and certainly offers the potential for a buyer to make their own mark and adapt to suit individual requirements. A central hallway opens to the open plan living and dining area, stretching the breadth of the property enjoying a bright dual aspect and plenty of space for free standing furnishings. The fitted kitchen opens off the dining area with a further entrance from the hall, with this space certainly ripe for upgrading and the potential to create an open plan space. A super sun room sits to the rear overlooking the beautiful garden and opening directly to the paving and patio. There are three well-appointed double bedrooms opening from the hallway, with a fitted bathroom and a good selection of in-built storage solutions. Externally, the garden has been much loved and cared for over the years, and is a premium plot within the popular residential area. Fully enclosed and completely level, there is excellent privacy and plenty of space to allow for extension to the accommodation if required.

LOCATION

The former County Town of Selkirk lies within the prime catchment area of the Central Borders. The town itself has retained its county charm and has a good range of recreational Services and educational facilities including a swimming pool, gym, restaurants, shops and a scenic golf course. The area is surrounded by rolling hills and lies close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders with excellent walking and cycling country on the doorstep.

HIGHLIGHTS

- Rarely available location
- Fantastic plot & garden
- Scope to enhance and upgrade
- Good condition and maintenance throughout

ACCOMMODATION SUMMARY

Entrance Hallway, Living & Dining Room, Kitchen, Sunroom, Three Double Bedrooms, Family Bathroom, In-built Storage. Private Garden, Driveway & Garage

SERVICES

Mains water, drainage, gas and electricity.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

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 or requested by email 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 £290,000 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. 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.



