

15a The Green Offers Around £110,000

Selkirk, TD7 5AA



2 bed



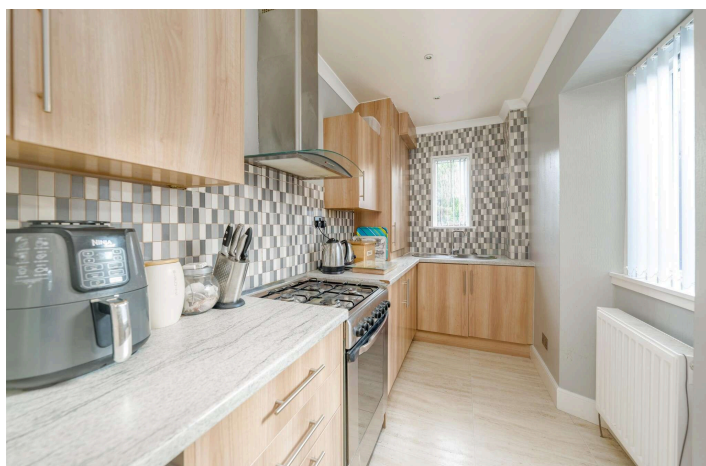
1 public



1 bath



Set In The Heart Of Selkirk, 15a The Green Is A Modernised Garden Apartment Perfect For Those Buyers In Search Of An Easily Maintained Home With A Private Section Of Garden And Super Basement Offering Scope For Development Into A Work Space Or Garden Room.



15A THE GREEN

Leading down from the vibrant market place towards the Haining, The Green is a row of traditional properties with 15a forming the lower half of this detached dwelling, with a half set of stone steps accessing the paved courtyard and main entrance. Internally the property is presented in good condition throughout, comprising a hallway, fully fitted kitchen, living room overlooking the rear, two double bedrooms and a shower room. The front courtyard makes for a pleasant seating area, with a neat path extending round to the rear garden. Fully enclosed with timber fencing the rear garden is largely laid to lawn, with drying area and access to a large basement – perfect for storage, hobby space or to utilise further as a garden room.

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, Hallway, Kitchen, Living Room, Two Double Bedrooms, Shower Room, Basement, Garden.

HIGHLIGHTS

- Excellent Location within Central Selkirk
- Easily Kept Accommodation
- Scope to Develop Basement
- 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.

COUNCIL TAX



Band A

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

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.

MARKETING POLICY

Offers over £110,000 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.