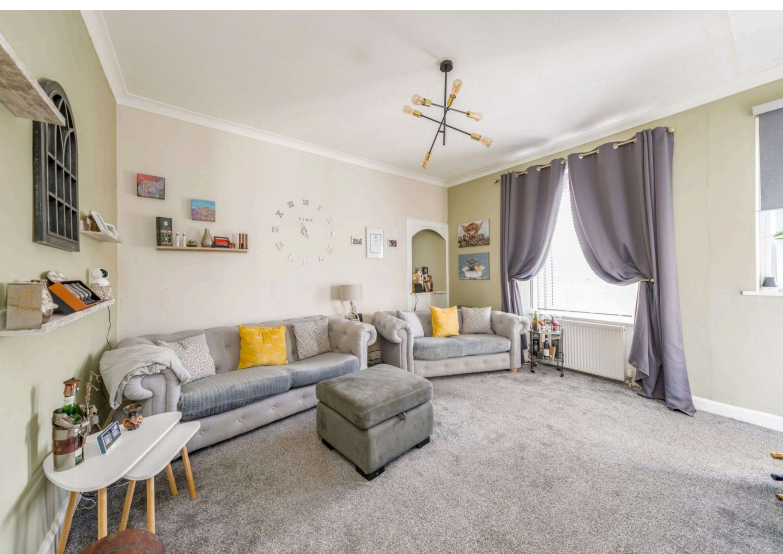


HASTIN^{LEGAL}&S



65 Forest Road

Offers Over £69,000

Selkirk, TD7 5DD



1 bed



1 public



1 bath



An Easily Maintained Ground Floor Property,
Presented In Fantastic Condition With
Wonderful Views In Town Central Position In
Selkirk.



65 FOREST ROAD

65 Forest Road is the ideal property for first time buyers and investors alike! This spacious one bedroom ground floor flat is situated in a central location in Selkirk, and presented in turn key condition throughout. A bright entrance vestibule leads through to a spacious living room, a cosy and inviting space and benefitting wonderful views over the town and surrounding countryside. A modern galley kitchen is decorated in cool grey tones, with contemporary tiling, hosting plenty of wall and base units. A spacious master bedroom sits to the rear with in-built storage, whilst a newly fitted shower room with wet wall panelling is situated to the front. This property perfectly combines style and practicality, making it a fantastic space as a first time buyer, or for those seeking a property ready to move into. Externally, there is an area of garden to the rear whilst plenty of parking is available on-street. There is also a coal house which provides useful external storage space.

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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is /// exclusive.driven.object

HIGHLIGHTS

- Ground floor accommodation
- Turn key condition
- Ideal for first time buyers or investors

ACCOMMODATION SUMMARY

Entrance hall, lounge, kitchen, shower room.

SERVICES

Mains gas, electric, water and drainage. Double Glazing.

COUNCIL TAX

Band A

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 £69,000 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.