



## 2 The Bungalow Offers Over £245,000

Selkirk, TD7 5AJ



4 bed

1 public

1 bath



This Extended Bungalow Offers Excellent Single-level Accommodation, Complemented By An Extensive Driveway And Landscaped Gardens, Perfect For Families Or Those Seeking To Downsize.





## 2 THE BUNGALOW

A spacious semi-detached bungalow, which has been thoughtfully extended by the current owners; now hosts four bedrooms and would make a lovely family home and equally be suited to those seeking to downsize to an accessible property with a wide range of amenities within walking distance. An extensive driveway sits to the front, bordered by plants & shrubbery leads to the entrance, with a fitted open plan kitchen/living room, all bedrooms are generous in size with a complemented by a contemporary family bathroom. Benefitting lovely levels of natural light, good room proportions and pleasant outlooks across the gardens.

## 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 Borders rail connections with the opening of the Waverley Line and 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

- One level living
- Extensive Driveway
- Rarely Available Area
- Turn Key Condition

## ACCOMMODATION SUMMARY

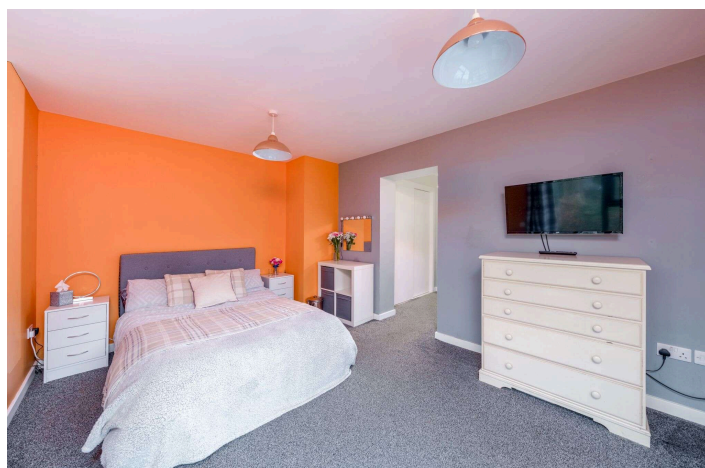
Entrance Hallway, Open Kitchen/Living, Four Bedrooms, Family Bathroom.

## SERVICES

Mains electricity, water and gas. 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 m2



## ENERGY EFFICIENCY

Rating C

## COUNCIL TAX

Band 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](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 £245,000 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.