



BANNERMANBURKE

PROPERTIES LIMITED



110A Forest Road, Selkirk, TD7 5DG

Offers Over £46,000



- ENTRANCE HALL
- KITCHEN
- WET ROOM
- MAJORITY DOUBLE GLAZING
- PRIVATE OUTHOUSE
- SITTING ROOM
- DOUBLE BEDROOM
- GAS CENTRAL HEATING
- COMMUNAL DRYING GREEN
- EPC RATING D

Ground floor one bedroom flat in a quiet residential area of town. Ideal first time buy, buy to let investment or holiday home. Benefits from gas central heating and majority double glazing. A shared garden to the rear offers clothes drying facilities and a private outhouse is a great advantage. Ample on street parking is also advantageous.

The Property

Entered from the front via solid timber door into the entrance hall. Access from here to the sitting room, kitchen, bedroom and wet room. Storage cupboard houses the gas and electric meters and switch gear. The sitting room is located to the front of the property with a double glazed window. Decorated in neutral tones with laminate flooring and wall mounted gas fire. There are ample floor and wall units in the kitchen which is located to the rear of the property with a single glazed window overlooking the rear garden. Single electric built in oven and with four burner ceramic hob with extractor fan above. Wall mounted combination gas boiler. Space and plumbing for a washing machine and under counter fridge.

The double bedroom is located to the front of the property with double glazed window. Decorated in neutral tones with carpet flooring. The wet room comprises of wash hand basin, WC and wall mounted shower. All rooms benefit from gas central heating radiators and smoke alarms in the property are interconnected as per new guidelines.

Room Sizes

Sitting Room 4.00x 3.98

Kitchen 3.0 x 2.0

Bedroom 3.88 x 2.53

Wet Room 1.43 x 0.90

Externally

Communal drying green to the rear with clothes drying facilities and private outhouse.

Directions

The property is located at the very bottom of Forest Road, at the junction with Mill Street.

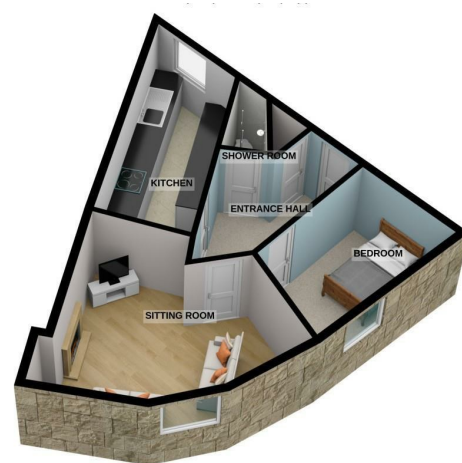
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



110A FOREST ROAD, SELKIRK

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