



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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3 Marion Crescent, Selkirk, TD7 4LY

Guide price £265,000



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## 3 Marion Crescent Selkirk, TD7 4LY

- Traditional Town House
- 4 Bedrooms (Principal En-suite)
- Large Gardens
- Sought-After Area
- Close to Town Centre
- 158 sq.m / 1706 sq.ft.
- 2 Public Rooms
- Private Parking
- Outstanding Views
- ideal Family Home

3 Marion Crescent is a most charming four-bedroom terraced townhouse, located in a much sought-after residential location, just a short walk to the town centre and boasting an elevated position with magnificent views over the town and beyond towards the rural Borders landscape. The property boasts spacious family-sized accommodation over three-levels including a lounge with wood burning stove, dining room and four bedrooms (principal with En-suite facilities). The property further benefits from large gardens, gas central heating and double glazing.

### ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - DINING ROOM - REAR LOBBY - KITCHEN - LANDING - BATHROOM - THREE BEDROOM - MASTER SUITE WITH EN-SUITE SHOWER ROOM -



### Kitchen

The kitchen is fitted with a good range of cream wall and base unit cabinetry overlaid with solid wood worktops incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include an electric oven, gas hob with extractor hood, dishwasher and tall fridge freezer.

### Bathroom Facilities

The Family Bathroom includes a WC, pedestal basin and shower enclosure with mixer shower and tiled splashbacks. The centrepiece is an elegant freestanding bathtub, perfect for soaking away the stresses of the day.

The En-suite Shower Room is fitted with a modern 3-piece suite including WC, vanity basin and quadrant shower enclosure with mixer shower and laminated splashbacks.

### Externally

The property benefits from generous private gardens to the front and rear of the property. To the front of the property there is a delightful patio area ideal of alfresco dining and entertaining, the patio takes full advantage of its elevated position with magnificent views towards the town and beyond to the rolling Borders landscape. There is a large lawn accessed via a timber gate which provides an excellent family space, ideal for children.

To the rear there is a paved car parking area providing ample off-street parking.





### Outbuildings

There is a very useful Utility Store located to the rear of the property which benefits from mains power and lighting incorporating kitchen cabinetry overlaid with laminated worktops incorporating a stainless-steel sink unit. There are appliance spaces for a washing machine and timber dryer.

### Location

The Royal and Ancient burgh of Selkirk is a historic market town in the Central Borders, beautifully situated on the banks of the Ettrick Water. Positioned around six miles from railway stations in both Galashiels or Tweedbank, both providing a regular train service to Edinburgh with free parking at Tweedbank. Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is a variety of outdoor pursuits in the area including fishing on the Rivers Ettrick, Yarrow and Tweed, golf, hill walking and a selection of field sports. Local schooling is excellent with secondary schooling at Selkirk High.

### Fixtures & Fittings

All fitted floor coverings are to be included within the sale.

### Services

All mains are available. Gas central heating and partial double glazing.

### EPC

EPC Rating D

### Council Tax

Band C.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Viewings are strictly by appointment through James Agent.

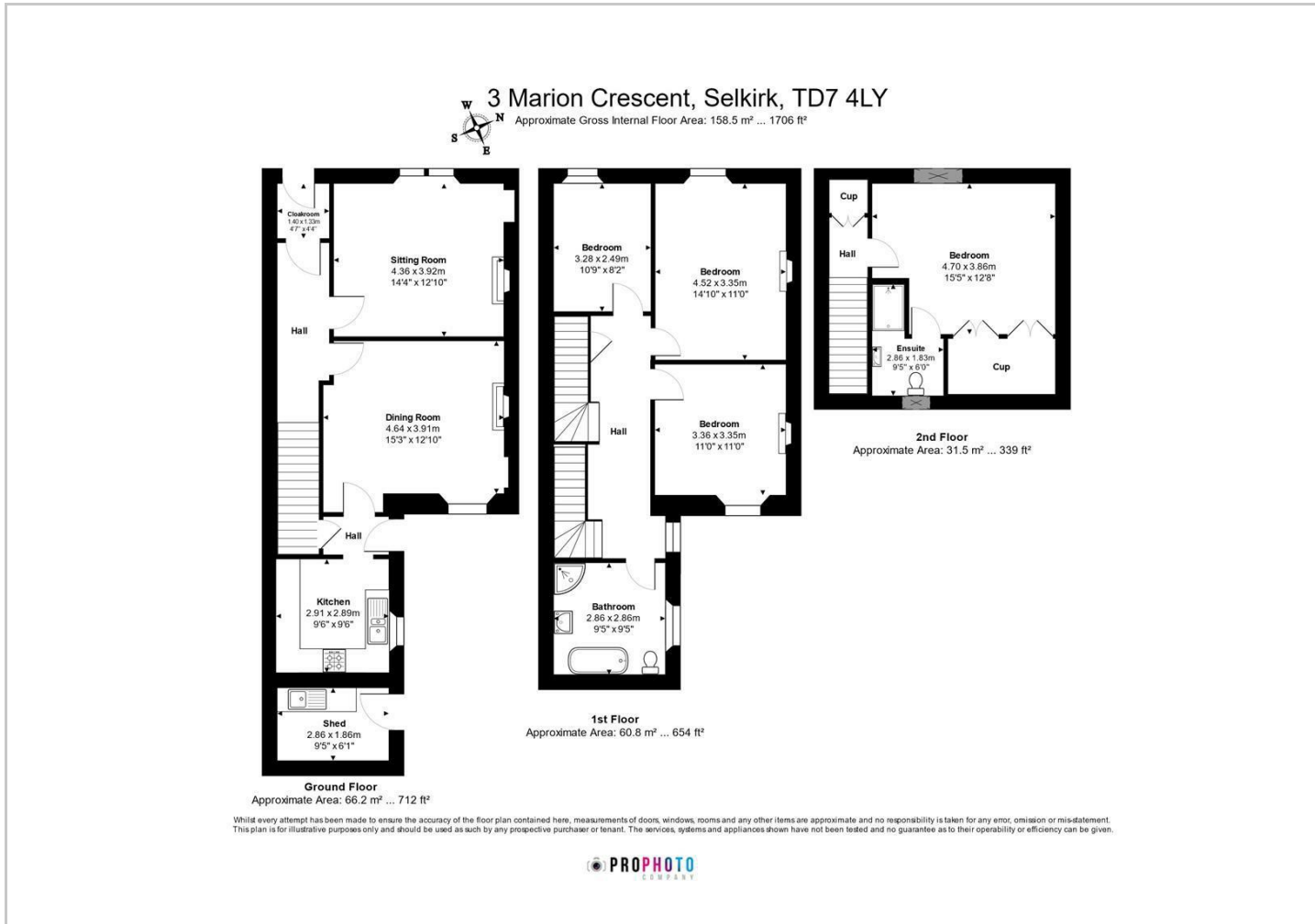
### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





## Floor Plans



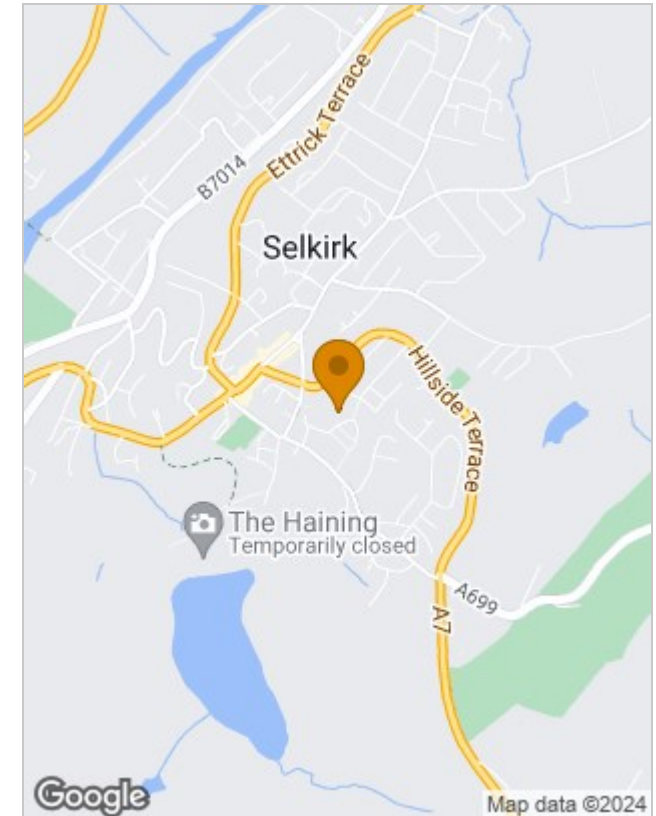
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph

