



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



4 Bemersyde Crescent, Selkirk, TD7 4DH

Guide price £125,000



2



1



1



D







## 4 Bemersyde Crescent, Selkirk, TD7 4DH

- 2 Bedroom House
- Air Source Heat Pump
- Stunning Views
- Ideal Downsizing Opportunity
- Central Location
- Dining Kitchen
- Front & Back Gardens
- Ideal First-Time Buy
- Scope for Enhancement

We are delighted to bring to the market this bright, well-presented two bedroom house located in a popular residential area just a short walk from Selkirk town centre. The property is ideal for a family, first-time buyer or for someone looking to downsize. The property boasts spectacular views over Selkirk and the surrounding countryside. The property further benefits from a modern air source heating system.

### ACCOMMODATION

- HALLWAY - LOUNGE - DINING KITCHEN - BATHROOM - 2 BEDROOMS -



### Internally

The property provides adaptable accommodation ideal for a family, first-time buyer or downsizing option. To the ground floor, the property is entered via partially glazed front door into the entrance hallway with large storage cupboard. There is a well-proportioned lounge with large window overlooking the rear garden to stunning views beyond. There is a dining kitchen with a dual aspect windows, taking advantage of the views also. To the first floor, there is a hall landing with useful airing cupboard, two generous double bedrooms and the family bathroom.

### Kitchen

The Dining Kitchen is a great additional living space, with ample space for a 4-seater table and chairs. The kitchen comprises a range of fitted base and wall units with marble effect worktops and a stainless steel sink. There are freestanding appliance spaces for a cooker, washing machine and fridge freezer.

### Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal basin and walk-in shower enclosure.







### Externally

There are easily-maintained front and back gardens surrounded by walling and wooden fencing. The front garden is laid to a mixture of gravel and patio providing an ideal seating area. There is a garden shed which sits to the front of the property. A gravel path leads along the side of the property to the rear garden which not only benefits from a private setting but also open views overlooking the town to the countryside beyond.

### 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 carpets and floor coverings are to be included within the sale.

### Services

Mains water, electricity, air source heat pump and double glazing.

### Council Tax

Council Tax Band B.

### Viewings

Strictly By Appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time

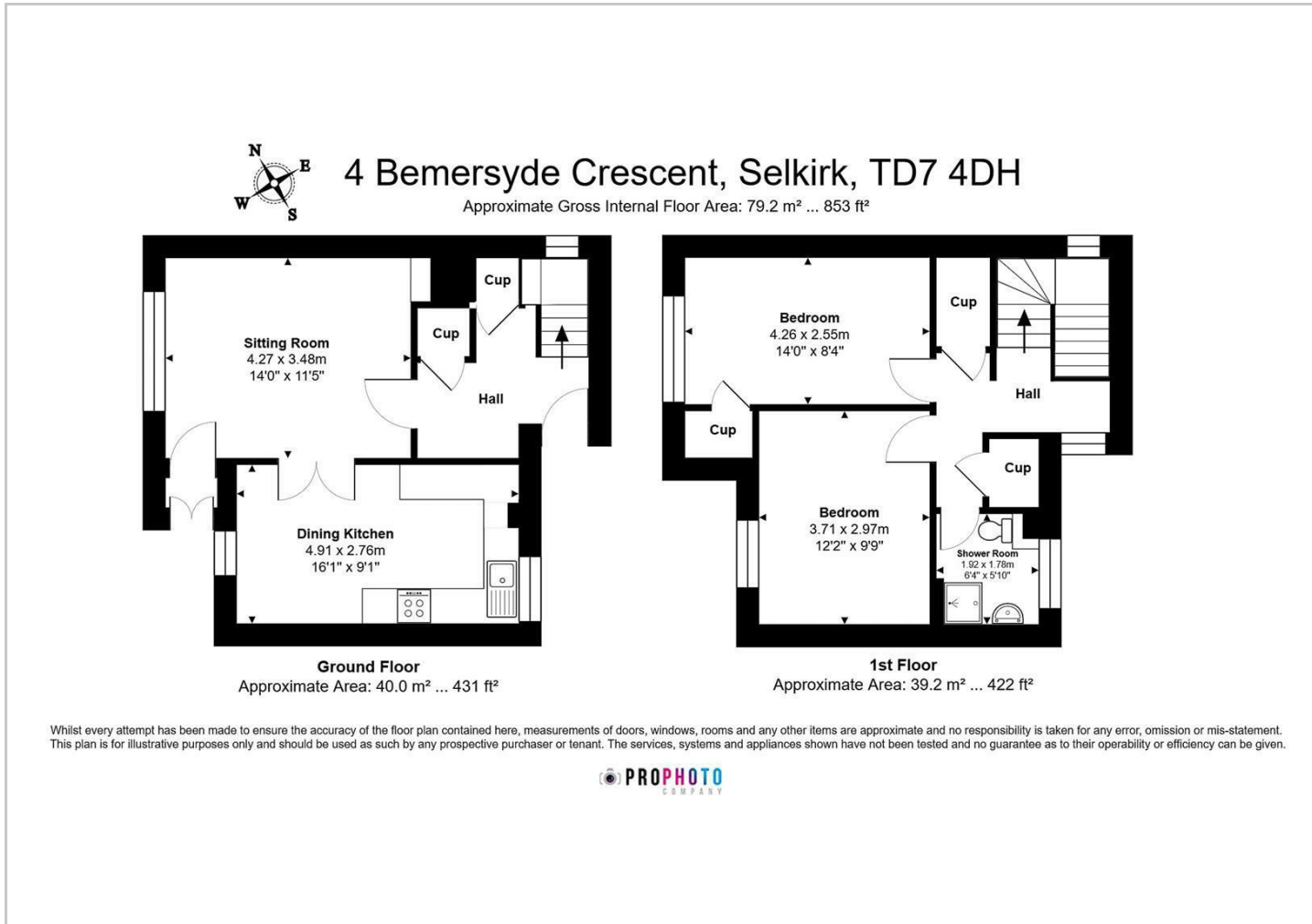




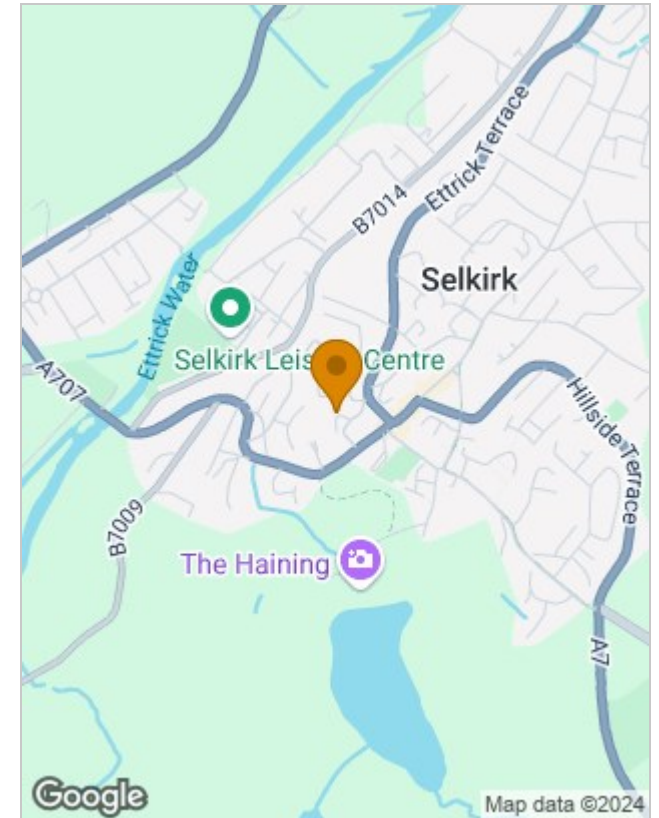




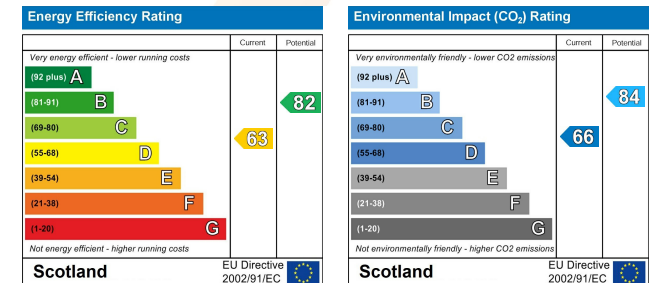
## Floor Plans



## Location Map



## Energy Performance Graph



## 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