



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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17 Lauriston Gardens, Selkirk, TD7 5BQ

Guide price £100,000



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## 17 Lauriston Gardens Selkirk, TD7 5BQ

- Mid-Terraced House
- Private Garden
- Gas Central Heating
- 2 Bedrooms
- Great First-Time Buy
- Double Glazing

We are delighted to bring to the market this mid-terraced 2 bedroom house set in a residential position on the edge of Selkirk and within reach of all amenities and transport links within the town centre. The property benefits from well-proportioned rooms proving a bright and spacious feel, gas central heating and double glazing.

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.

### ACCOMMODATION

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



### Internally

The property is well presented throughout, with neutral décor and modern kitchen and bathroom fittings.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with a stone effect worktops incorporating a sink with mixer tap. Integrated appliances include an electric oven, hob and extractor hood, and there are appliance spaces for a free-standing washing machine and fridge-freezer.

### Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, vanity wash hand basin and panelled bath with mixer shower over.

### Externally

There are private gardens to the front and rear of the property bound by timber fencing. The gardens are primarily laid to lawn, with a patio and paved paths.



### 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 either 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, floor coverings and integrated appliances are to be included within the sale.

### Services

All mains services, gas central heating and double glazing.

### Council Tax

Band A.

### Viewings

Viewings are strictly By Appointment Only via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.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.

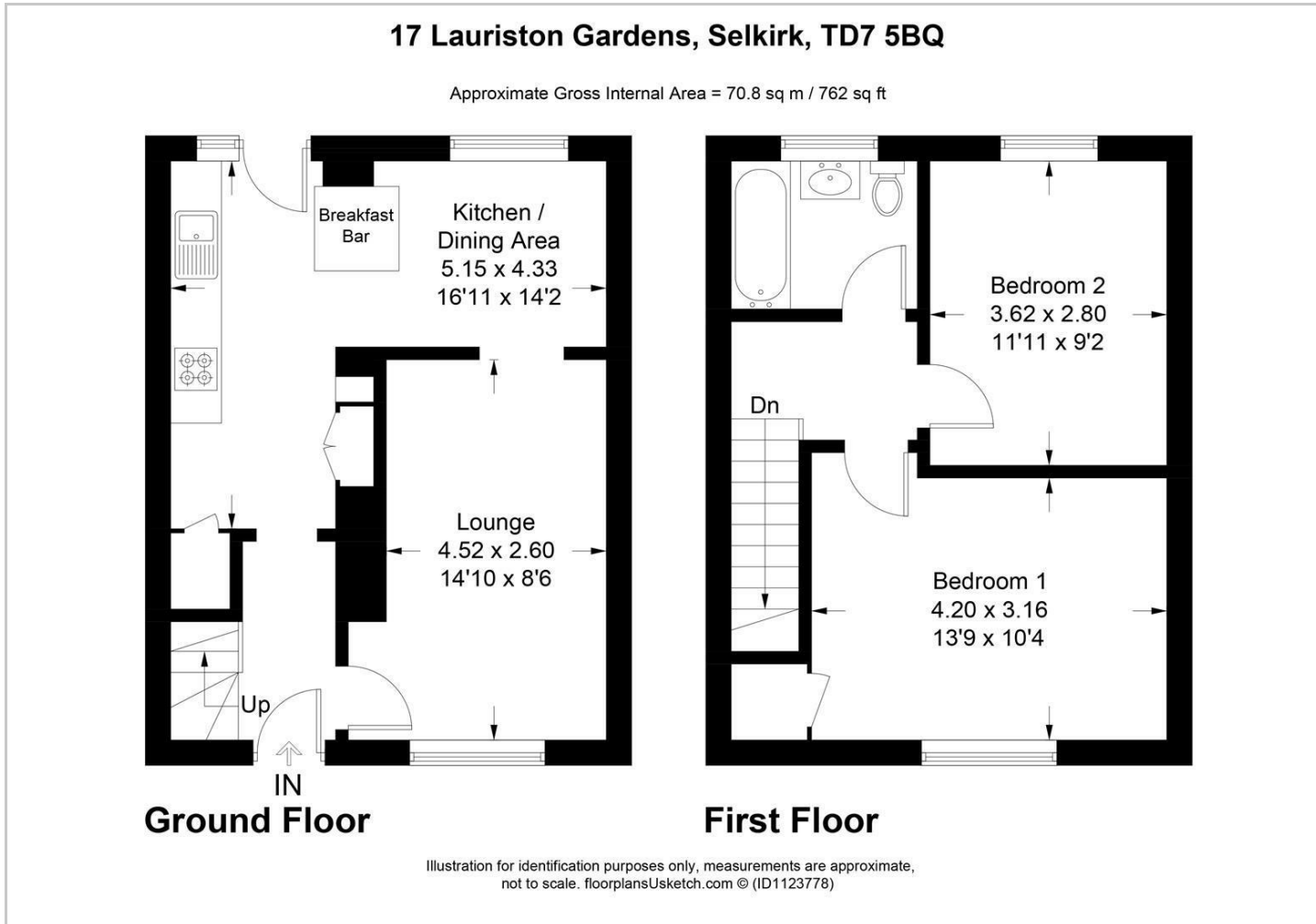








## Floor Plans



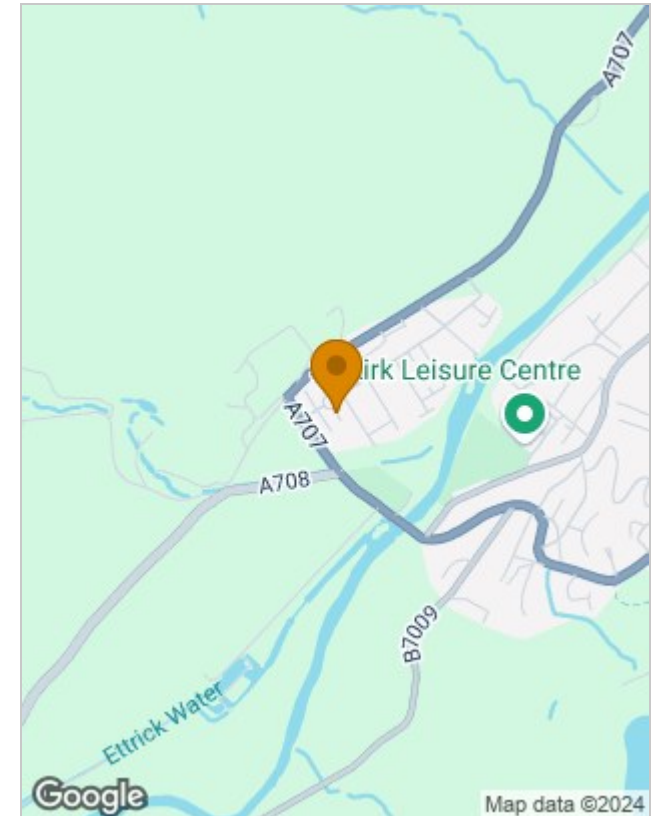
## Viewing

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

