



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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14 Thornfield Terrace, Selkirk, TD7 4DU

Guide price £90,000



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14 Thornfield Terrace

Selkirk, TD7 4DU

- Ground Floor Flat
- Close to Town Centre
- Popular Residential Area
- 2 Bedrooms
- Walking Distance to Primary School and Park
- On Street Parking

We are delighted to offer this bright ground floor 2 bedroom apartment, set in a quiet residential position a short distance from the centre of Selkirk. 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.

ACCOMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - 2 BEDROOMS - SHOWER ROOM -



Guide price £90,000



Internally

The property offers bright, well-proportioned accommodation throughout, with wonderful views to the front.

Kitchen

The kitchen is fitted with a range of fitted wall and base units, overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. There is space for a freestanding cooker, washing machine and tall fridge freezer.

Shower Room

The shower room is fitted with a 3-piece suite including WC, pedestal basin and shower cubicle with electric shower.

Externally

There are private garden grounds to the front and rear of the property, primarily laid to lawn.



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.

Council Tax

Council Tax Band A.

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.

Viewings

Strictly By Appointment Only via the Selling Agent.

Home Report

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

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.

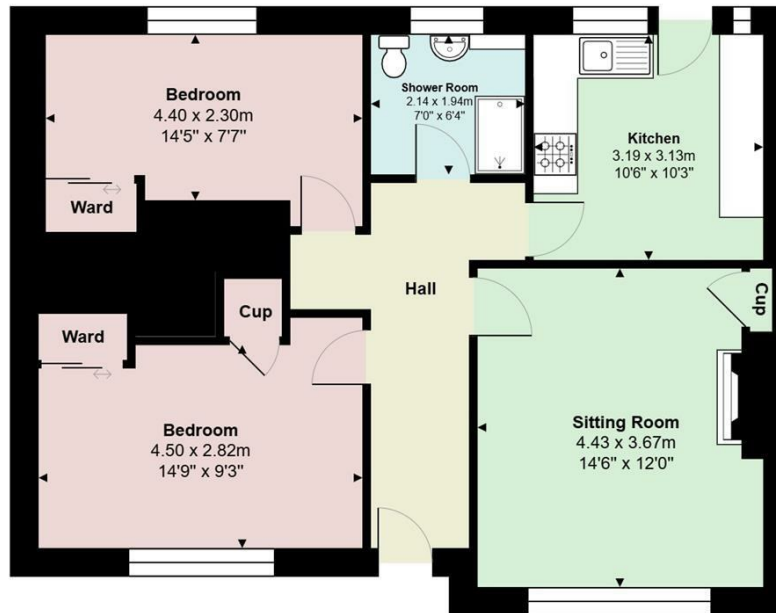




Floor Plans

14 Thornfield Terrace, Selkirk, TD7 4DU

Approximate Gross Internal Floor Area: 73.2 m² ... 788 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

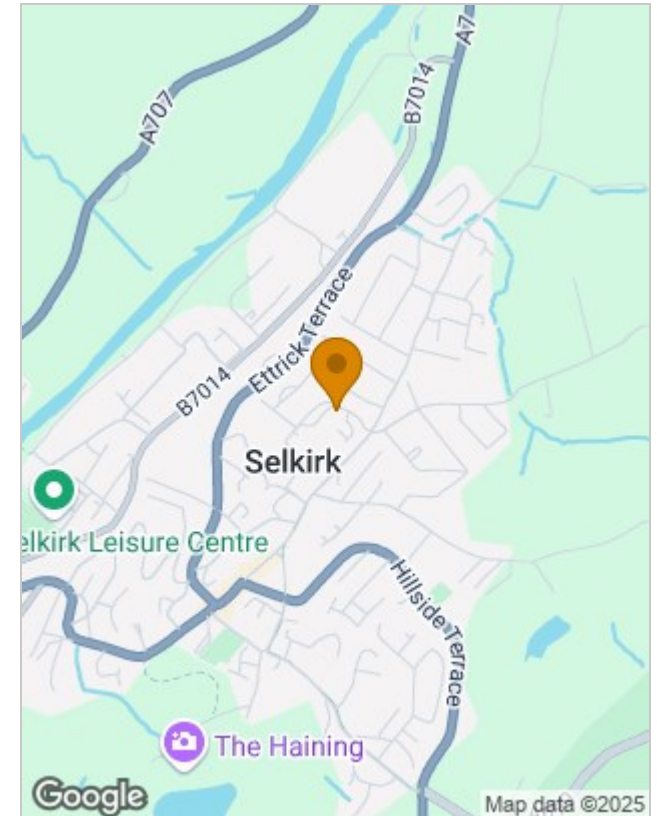


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating

| Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Rating | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 73 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

EU Directive 2002/91/EC

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