



29 Chapel Street, Selkirk, TD7 4JY

Guide price £140,000





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- End of Terrace House
- Lounge / Dining Room
- Private Driveway
- Central Location
- Downsizing Opportunity
- 2 Double Bedrooms
- Private Gardens
- Garage
- Ideal First Time Buy
- Scope to Add Value

We are delighted to bring to the market this spacious two-bedroom end of terrace house located in a rarely available location, just a stone's throw from Selkirk town centre. Although the property would benefit from a degree of upgrading, it presents a great opportunity for a first-time buyer or downsizer looking to put their own stamp on things. The property benefits from gas central heating, double glazing, generous private gardens, driveway and garage. Viewing is highly recommended to fully appreciate.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE / DINING ROOM - KITCHEN - HALL LANDING - TWO DOUBLE BEDROOMS - BATHROOM -



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Internally

The property is entered via a UPVC front door into the bright and spacious hallway. The spacious lounge / dining room benefitting from a dual aspect with large windows to the front and rear flooding the room with natural light. The kitchen is of a good size with a back door leading to the rear garden. The staircase leads to the spacious first floor hall landing with large storage cupboard which houses the boiler. There are two generous double bedrooms, both with built-in storage. The family bathroom completes the accommodation.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with stone-effect worktops incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include an electric oven and 4-burner gas hob. There are freestanding appliance spaces for a washing machine and tall fridge freezer. The kitchen houses a large storage cupboard allowing for additional storage.

Bathroom

The shower room is fitted with a 3-piece suite including WC, pedestal basin and quadrant shower enclosure with electric shower and laminated splashbacks.

Externally

The property benefits from generous private gardens to the front and rear. The front garden is largely laid to lawn and incorporates a large driveway allowing for private parking and access to the garage. The rear garden is full enclosed and is laid to a mixture of gravel and patio surrounded by mature shrubs.



Outbuildings

There is a single garage to the side of the property accessed via a metal up-and-over door to the front. The garage benefits from mains power and lighting.

Services

Mains water, gas, electricity and drainage. Gas central heating and double glazing.

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 / floor coverings are to be included within the sale.

Home Report

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

Viewings

Strictly By Appointment via James Agent.

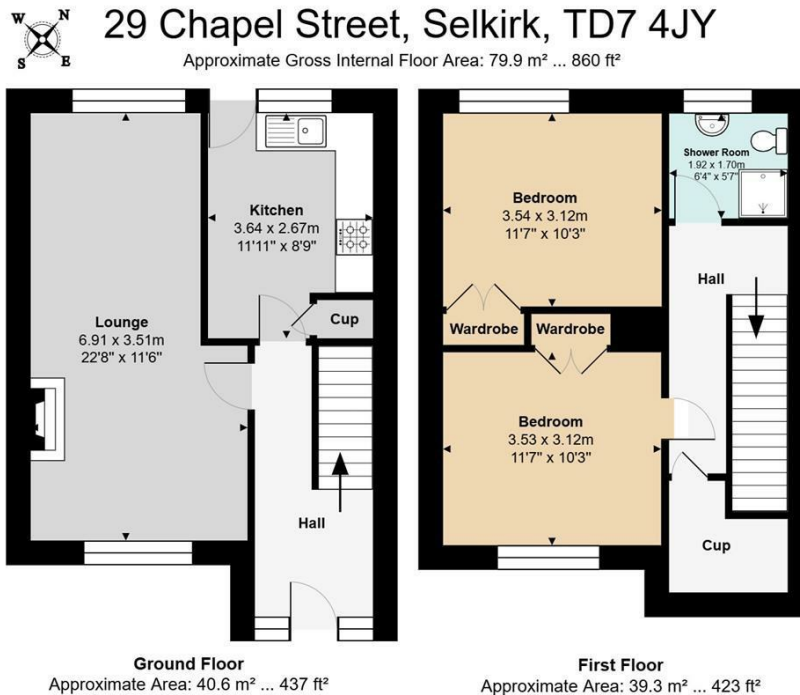
Offers

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



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.

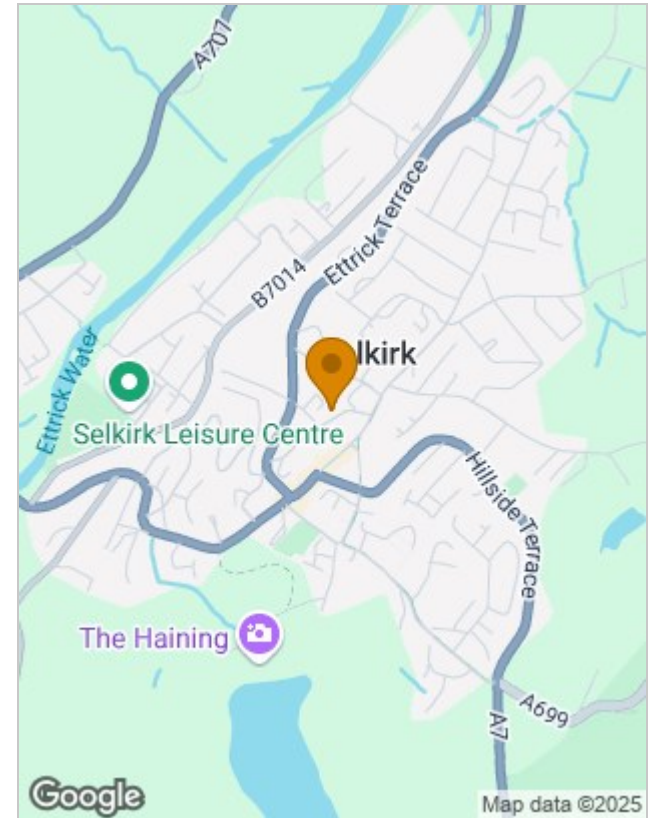


Viewing

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	Score Range	Current	Potential
A	92 plus		
B	81-91		80
C	69-80		
D	55-68	59	
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		79
C	69-80		
D	55-68	55	
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Scotland

EU Directive 2002/91/EC

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