



14 Eastfield Road, Selkirk, TD7 4HU

Guide price £170,000





14 Eastfield Road, Selkirk, TD7 4HU

- 4 Bedroom Family Home
- Dining Kitchen
- Large Corner Plot
- Popular Residential Location
- Scope for Improvement
- End of Terrace
- Utility Room & WC
- Private Parking
- Ideal Family Home

Situated in a popular residential area of Selkirk, this generously proportioned four-bedroom home offers excellent space both inside and out, making it an ideal choice for a growing family. With bright and well-sized rooms throughout, the property provides fantastic scope for modernisation and personalisation to suit your style. 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, hotels, bars and restaurants.

ACCOMODATION

- ENTRANCE HALL - LOUNGE - KITCHEN - UTILITY - WC - HALL LANDING - 4 BEDROOMS - SHOWER ROOM -



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Internally

The ground floor features a spacious lounge, a large dining kitchen, a utility room, and a downstairs WC. Upstairs, there are four well-proportioned bedrooms and a shower room. The property benefits from gas-fired central heating and double glazing throughout.

Kitchen

The kitchen is fitted with a good range of fitted wall and base units, overlaid with worktops incorporating a stainless-steel sink with mixer tap. There is an integrated electric oven, hob and extractor hood, with freestanding appliance spaces for a washing machine and tall fridge freezer. The kitchen enjoys direct access to the generous garden via the utility room..

Shower Room

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

The cloakroom is fitted with a WC and vanity wash hand basin..



Externally

The generous mature garden is laid to lawn with patio and gravelled areas, with well stocked beds and established shrubs. The gardens are secured by brick walling and established fencing. There is an off-street parking space to the side of the property.

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 B.

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



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.

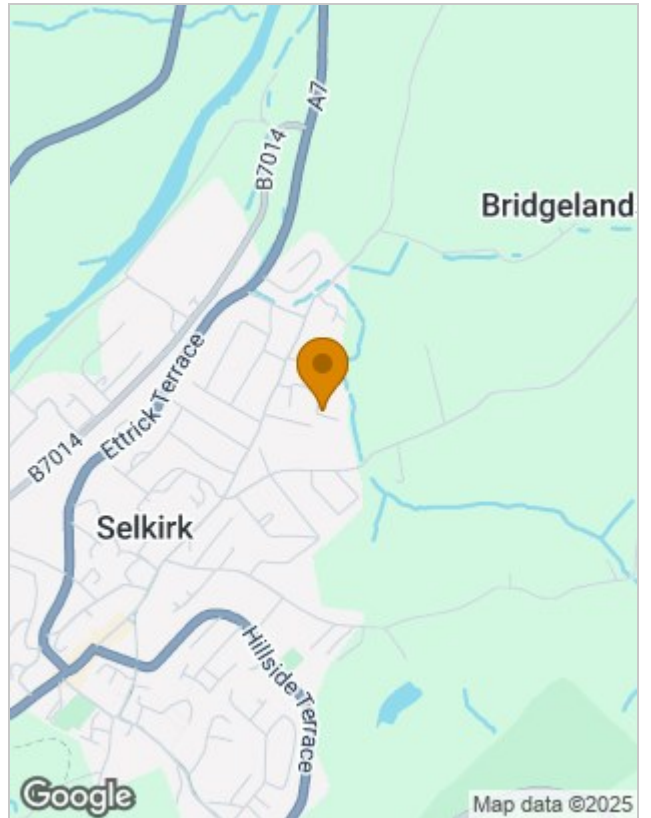


Viewing

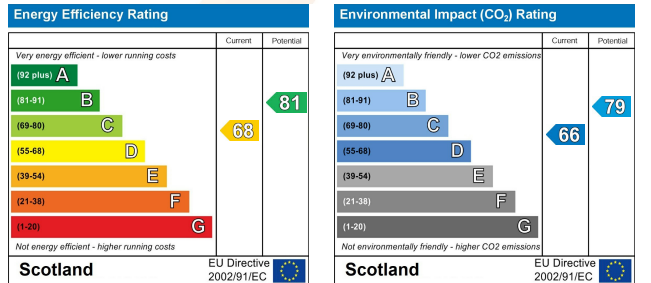
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



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