



3 Ettrickhaugh Road, Selkirk, TD7 5AX

Guide price £75,000





3 Ettrickhaugh Road Selkirk, TD7 5AX

- First Floor Apartment
- Close to town centre
- Double Glazing
- Investment Potential
- Modern Fixtures & Fittings
- Modern Gas Central Heating
- Ideal First-Time Buy
- Riverside Walks Nearby

3 Ettrickhaugh Road is an immaculately presented one bedroom first floor apartment in Selkirk located just a stone's throw from peaceful riverside walks and the beautiful Victoria Park, which is also home to the Selkirk Leisure Centre. A wide range of local amenities and facilities are within easy reach within Selkirk town centre just a short walk away. The property presented is an ideal opportunity for a first time buyer or investor looking for a turnkey property.

ACOMMODATION

- VESTEBULE - LOUNGE/KITCHEN - BATHROOM - BEDROOM -



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Internally

The property is accessed at the rear of the property via a staircase. From the Hallway there is access to the lounge/kitchen with large windows as well as a spacious double bedroom, bathroom and large hallway cupboard.

Kitchen

The kitchen is well equipped with base units with laminated worktops and stainless steel sink with mixer tap. There is an integrated electric oven, gas hob with an extractor hood, integrated washing machine and space at the side of the kitchen for a freestanding fridge freezer. On the other side, there is a tall pantry cupboard which makes an excellent storage space. The kitchen also has a lovely tiled splashback.

Bathroom

The bathroom is fitted with a 4-piece suite including WC, pedestal basin and separate shower cubicle and separate bath with tiled splashback. The bathroom benefits from a Velux window and clever built in storage as you enter the bathroom.

Externally

There is an area of private garden grounds to the rear of the property, primarily laid to lawn with an attractive patio and handy timber shed.



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.

Services

All mains services. Double glazed windows and gas central heating.

Council Tax

Band A.

Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds, light fittings and integrated appliances 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 Only via James Agent

Offers

All offers should be submitted in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.

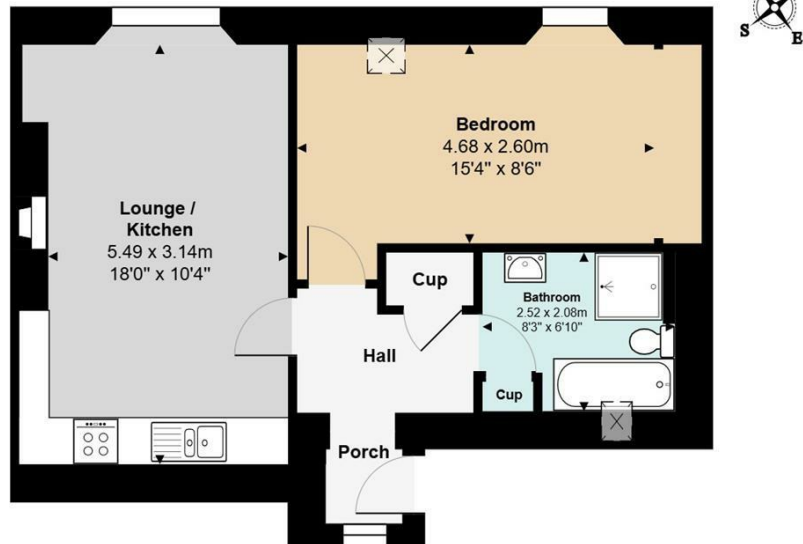




Floor Plans

3 Ettrickhaugh Road, Selkirk, TD7 5AX

Approximate Gross Internal Floor Area: 45.5 m² ... 490 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.

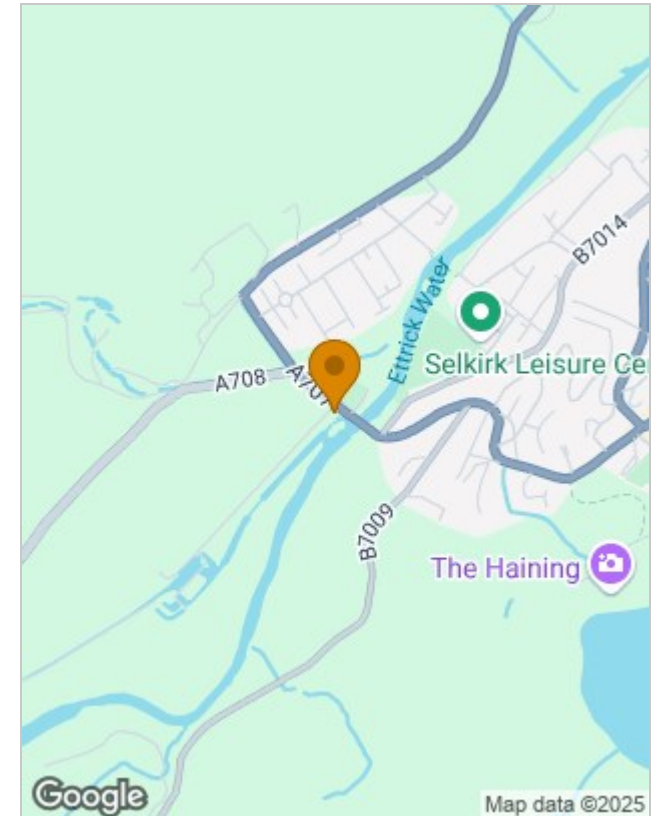


Viewing

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	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
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		
C	69-80		
D	55-68		
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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