



7 Ettrick Road, Selkirk, TD7 5AJ

Guide price £95,000





7 Ettrick Road Selkirk, TD7 5AJ

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

We are delighted to bring to market this bright two-bedroom ground floor flat, located at 7 Ettrick Road, Selkirk, just a short walk from the town centre and its excellent range of local amenities. The property provides well-proportioned accommodation throughout, with a practical and comfortable layout that is perfectly suited to first-time buyers, downsizers, or those seeking a buy-to-let investment.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE KITCHEN - TWO BEDROOMS - BATHROOM -



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Internally

The property is accessed at the front of the property via a gated entrance off the main road. From the Hallway there is access to the lounge/kitchen as well as two spacious bedrooms, and bathroom.

Kitchen

Accessed via the lounge, the kitchen is well equipped with base and wall units with laminated worktops, tiled splashback and composite sink with mixer tap. There is an integrated electric oven and gas hob with an extractor hood. There is also space for a freestanding washing machine and space at the side of the kitchen for a freestanding fridge freezer.

Bathroom

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

Externally

There is an area of private garden to the front of the property, including a drying green. There is also an outside store available for additional storage. To the rear of the property, there is also a shared area of garden.



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

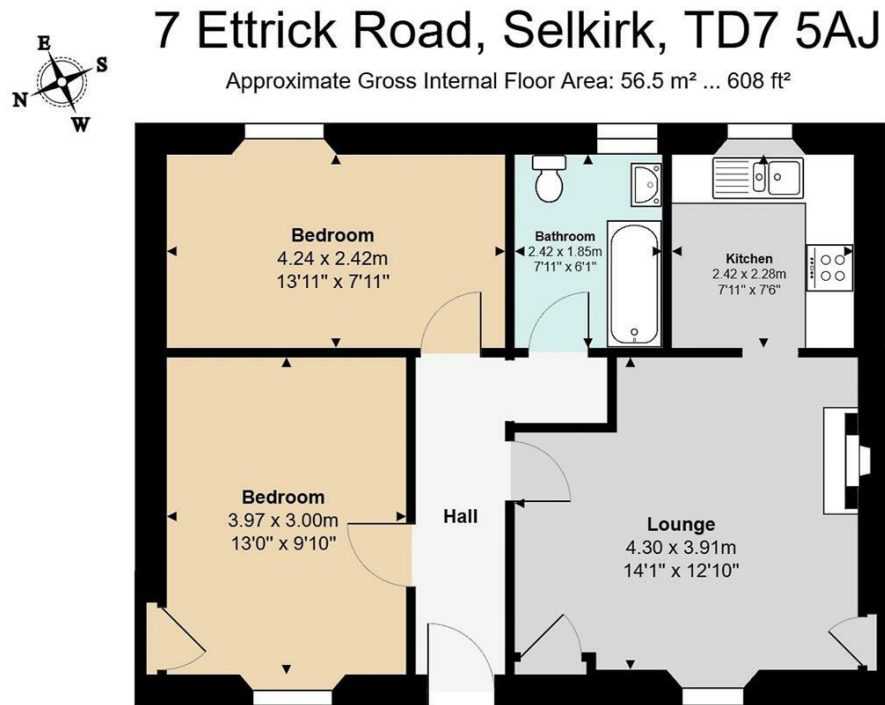
Offers

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



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.

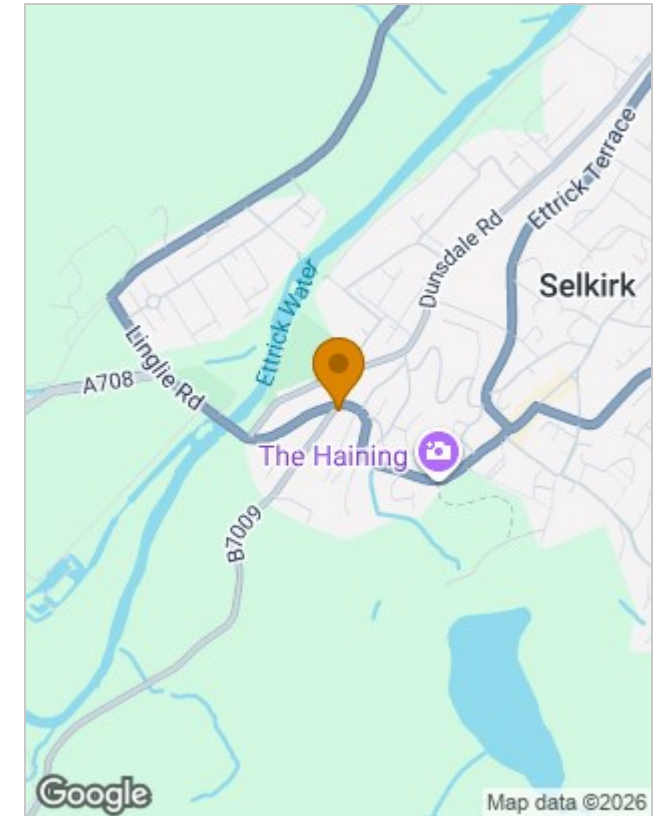


Viewing

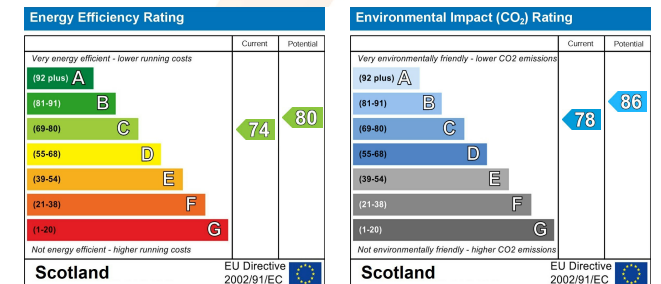
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB