



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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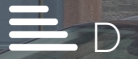


www.jamesagent.co.uk



4A Currer Street, Selkirk, TD7 4HF

Guide price £95,000





## 4A Curror Street, Selkirk, TD7 4HF

- 3 Bedroom Maisonette
- Gas Central Heating
- Close to Local Schooling
- Bus Stop Nearby
- On-Street Parking
- Modern Kitchen & Bathroom
- Ideal First Time Buy
- Walking Distance to Town Centre
- Large Communal Garden
- Investment Potential

We are delighted to bring to the market this well-presented three-bedroom upper maisonette located within a popular residential area, close to amenities within the town centre as well as local schooling. The property provides an ideal opportunity for a first-time buyer or investor. The property further benefits from gas central heating, double glazing and a share in the large communal drying green to the rear.

### ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - SHOWER ROOM - UPPER LANDING - THREE BEDROOMS -



#### Internally

The property is accessed via a UPVC door into the welcoming entrance hallway. The lounge is of a comfortable size and sits to the front of the property. The kitchen is well-equipped with built-in appliances and enjoys a view over the rear gardens. The principal bedroom is well-proportioned with plentiful space for freestanding furniture. The Shower Room completes the ground floor accommodation. The staircase leads to a spacious landing providing an additional living space, ideal for children or equally a work from home space, and two further bedrooms.

#### Kitchen

The modern kitchen has been designed to maximise space and functionality fitted with a good range of sleek wall and base cabinetry overlaid with stone-effect worktops incorporating a composite 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven, microwave and 4-ring ceramic hob with built-in extractor hood. There are freestanding appliance spaces for a washing machine, dishwasher and tall fridge freezer. A large window floods the room with light and enjoys views over the rear drying green.

#### Shower Room

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

#### Externally

The property benefits from a share of the large drying green to the rear of the property which is largely laid to lawn. This provides a fantastic recreational and relaxation space.

#### Outbuildings

The property benefits from an outside store to the rear of the building.





### Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

### Services

Mains water, gas, electricity and drainage.

### 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.

### Home Report

A copy of the Home Report can be downloaded from our website 24/7.

### Viewings

Strictly by Appointment Only via James Agent

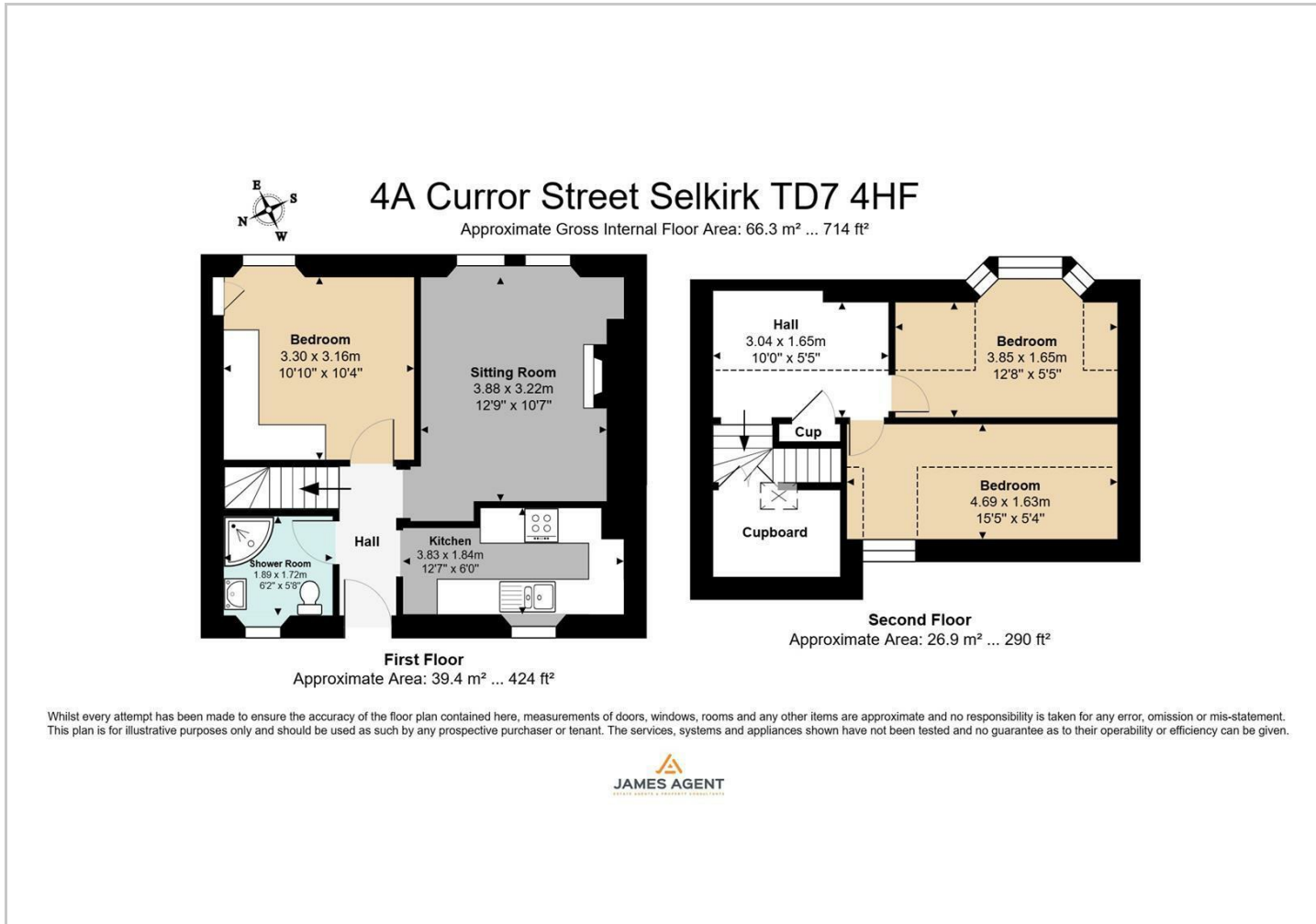
### Offers

All offers should be submitted in writing in Scottish Standard 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 any time.





## Floor Plans



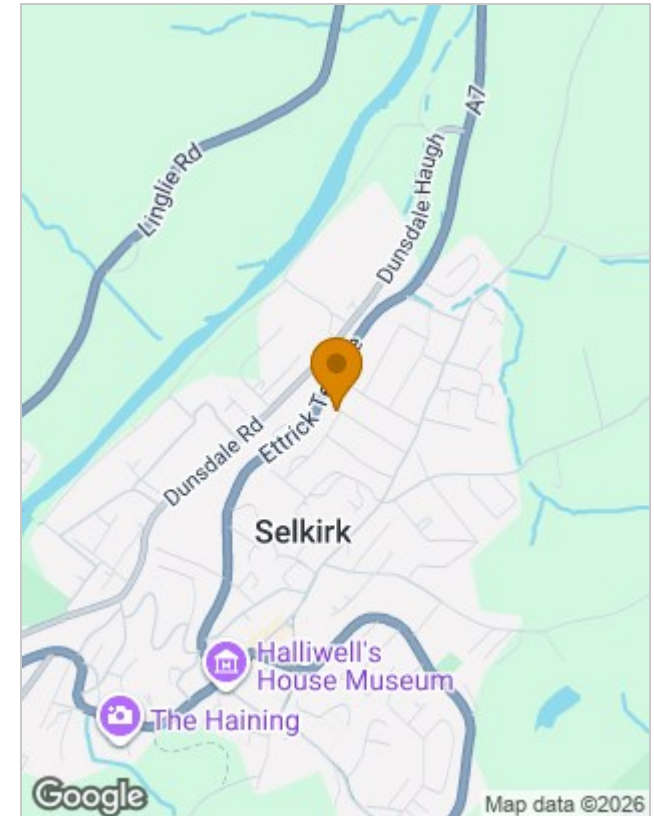
## Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

