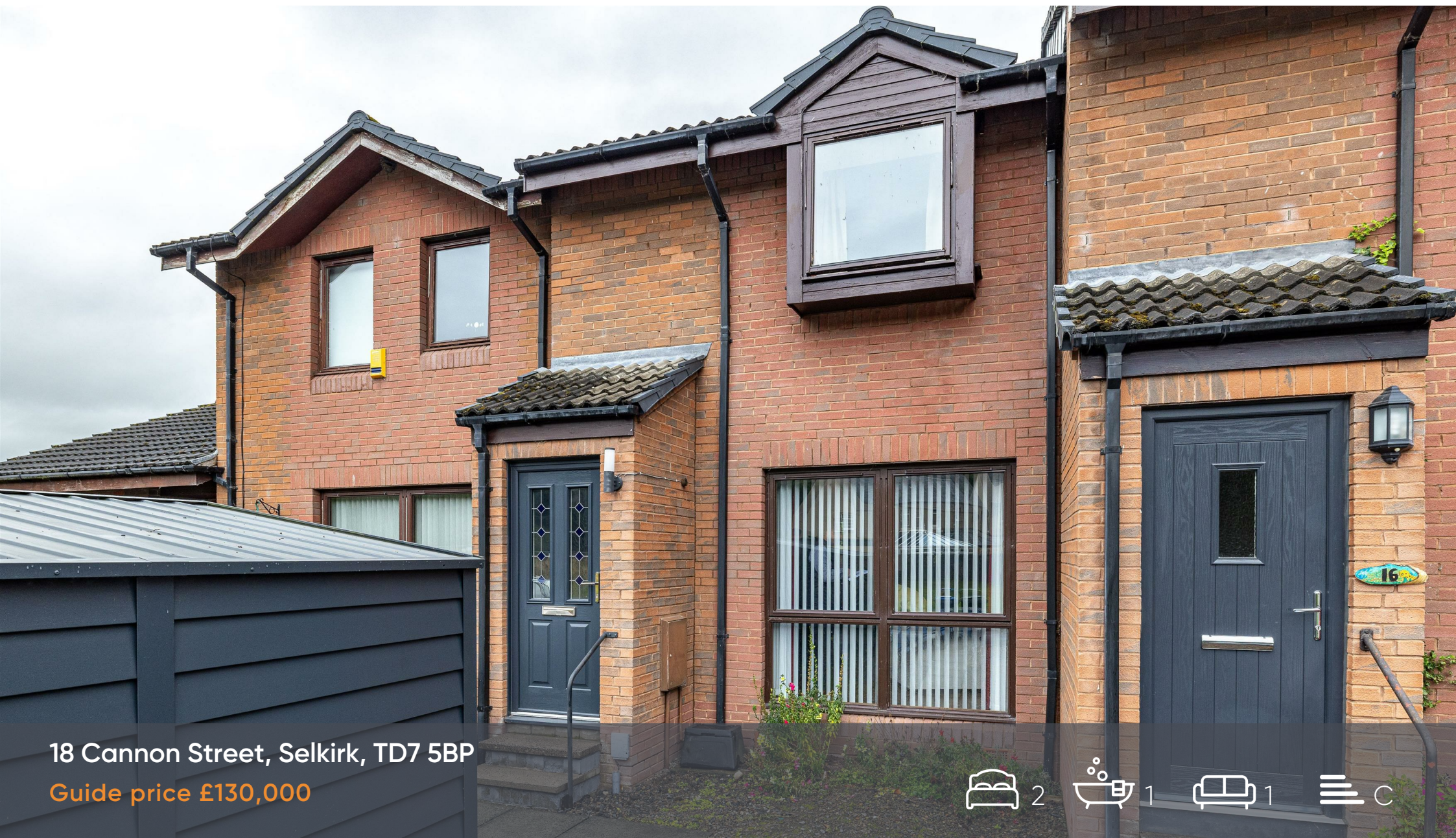




18 Cannon Street, Selkirk, TD7 5BP

Guide price £130,000



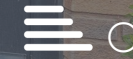
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18 Cannon Street Selkirk, TD7 5BP

- Mid-Terrace House
- Rear Garden & Driveway
- Ideal First Time Buy
- Excellent Local Schooling
- Two Bedrooms
- Popular Residential Location
- Double Glazing and Gas Central Heating
- Local Amenities Nearby

18 Cannon Street is a well-presented two-bedroom house situated in a convenient residential location in Selkirk. The accommodation is arranged over two levels and comprises a spacious lounge, modern fitted kitchen, two well-proportioned double bedrooms with built-in storage and a contemporary shower room. Externally, the property benefits from an enclosed, easily maintained rear garden with generous decking and a useful timber storage shed.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - TWO BEDROOMS - SHOWER ROOM -



Guide price £130,000



Internally

The property is entered via the entrance hall, which provides access to a useful storage cupboard and leads through to the spacious lounge. The lounge forms a comfortable main living space, with stairs leading to the first floor and access through to the kitchen at the rear. The kitchen is well proportioned and benefits from direct access to the outside.

On the first floor, the hallway gives access to two well-proportioned double bedrooms, both benefiting from built-in wardrobe storage. A further storage cupboard and a shower room complete the accommodation on this level.

Kitchen

The modern kitchen is fitted with an excellent range of sleek wall and base units, complemented by wood-effect worktops and incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven and hob, with additional space for a washing machine, dishwasher and freestanding fridge freezer. The kitchen is completed by contemporary flooring and provides direct access to the rear garden.

Bathroom

The shower room is fitted with a three-piece suite comprising WC, wash hand basin with vanity storage and a generous walk-in shower with electric shower. The shower area is complemented by contemporary tiled splashbacks and a glazed screen, creating a practical and well-presented space.



Externally

The enclosed rear garden is designed for easy maintenance and is predominantly laid with timber decking, providing ample space for outdoor seating and entertaining. The garden also benefits from a useful timber storage shed, with timber fencing and trellising forming the boundaries.

Fixtures & Fittings

All fitted floor covering and integrated appliances are to be included with the sale.

Services

All mains services are present including drainage, electricity, gas & water.

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

Tax Band C.

Home Report

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

Viewings

Strictly by Appointment Only via James Agent.

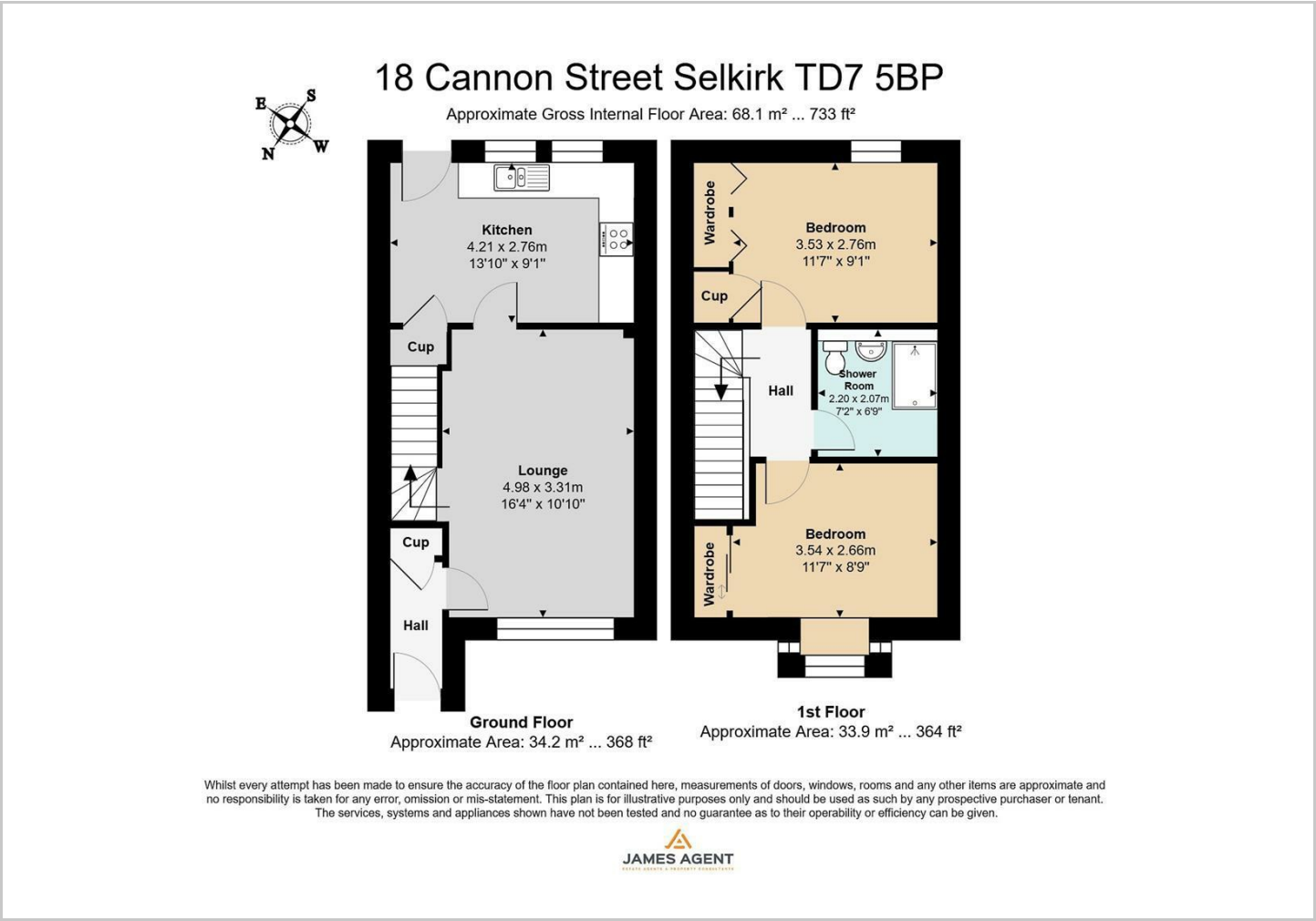
Offers

All offers should be submitted in writing 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 any time.





Floor Plans

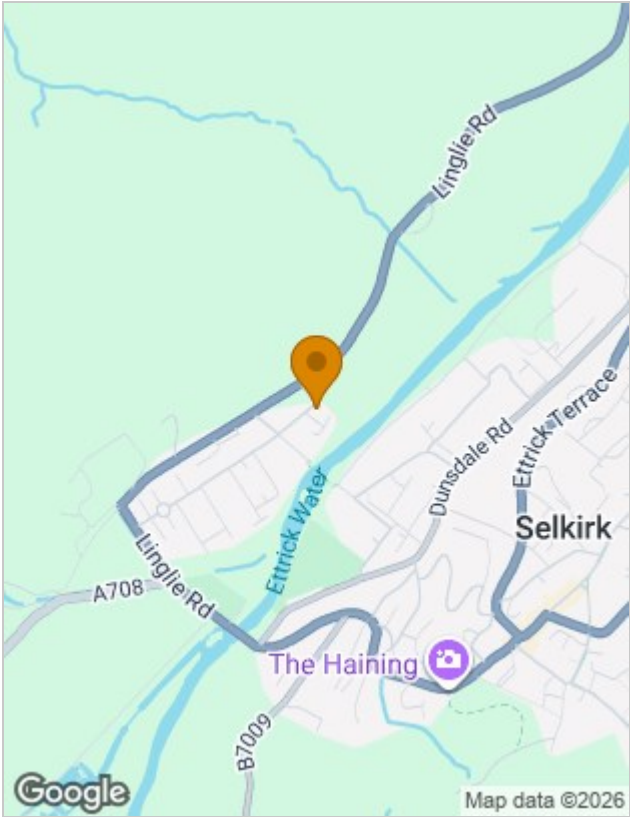


Viewing

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.

Location Map



Energy Performance Graph

