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4 MARION CRESCENT, SELKIRK, TD7 4LY
FOUR BEDROOM HOUSE WITH GARDEN AND PARKING

EPC D
OFFERS AROUND £250,000

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4 Marion Crescent forms a well-proportioned semi detached three storey family home in the popular market town of Selkirk. Offering spacious and well appointed living accommodation, the property is situated in a quiet street of a handful of properties and benefits from a delightful view over the town.

The front is entered via a timber front door, the vestibule leads through to the hallway where a carpeted stairs provides access to the upper levels. Situated on the ground floor is the sitting room, dining room and kitchen. The sitting room is a bright room overlooking the front of the property via a double glazed window. There is attractive stripped timber flooring and the main focal point in here is the cast iron fireplace with inset gas fire. An open archway leads through to the dining area with double glazed window to the rear and ample space for a large dining table and chairs. A door from here leads through to a back hallway which has a storage cupboard, access to the kitchen and the back door out. The kitchen is a well appointed room with a range of cream floor and wall mounted units and tile effect flooring. There is space for an upright fridge freezer, washing machine and dishwasher. There is also an integrated double electric oven, matching hob and chimney style extractor fan above. Located beneath a window to the rear is a single bowl sink and drainer with mixer tap.

The first floor is accessed from the carpeted stairway and provides access to two double bedrooms and a smaller single room currently used as a home office. All the bedrooms are decorated in neutral tones and have carpet flooring in place. Also housed on the first floor is the four piece bathroom with shower enclosure, roll top bath, WC and wash hand basin. The shower enclosure has a chrome shower run off the boiler and there is a storage cupboard housing the water tank.

From the first floor landing, a turning staircase leads up to the second floor where a shower room, bedroom and storage room are located. The three piece shower room is a useful additional facility with a shower enclosure (electric shower), wash hand basin and WC. The bedroom is a generous double with coombed ceiling and window to the side plus a Velux allowing a flood of natural light. There is neutral décor and carpet flooring. Completing the second floor accommodation is a small storage room with Velux window and access to the eaves.

Externally at the front of the property is a pleasant patio offering a wonderful view over the town. Steps leads down (over a footpath) to another area of private garden ground laid to lawn with clothes drying facilities. To the rear is private parking for one car and a timber lock up offering external storage that benefits from an external tap and power.

The Royal Burgh of Selkirk is a wonderful town steeped in a sense of history and tradition. It offers a multitude of varied attractions, including the Locharron Visitor Centre, Philiphaugh Salmon Viewing Centre, Selkirk

Golf Course, Woll Golf Course, Selkirk Leisure Centre, Bowhill Estate and the Haining House and woodland walk. The town boasts a number of independent shops and bistros as well as excellent schooling, and is also the venue for the famous common riding. The area offers extensive opportunities for walking, golfing, mountain biking, cycling, horse riding and fishing. The surrounding Border towns are easily accessible and the Borders railway only a 10-minute drive away.

ROOM SIZES:

Sitting Room 4.19 x 3.91
Dining Room 4.63 x 3.91
Kitchen 2.92 x 2.96
Bedroom One 3.21 x 4.51
Bedroom Two 3.21 x 3.33
Bedroom Three 2.37 x 3.30
Bathroom 2.94 x 2.94
Bedroom Four 2.87 x 5.06
Shower Room 2.50 x 1.50

EPC RATING:D COUNCIL TAX BAND:D

FIXTURES AND FITTINGS: The sale shall include all bathroom and kitchen fittings.

SERVICES: Mains water, drainage and electricity. Gas Central Heating. Double Glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.