JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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# 10 Millburn Place, Selkirk, TD7 5AF

**Guide price £65,000**

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# 10 Millburn Place Selkirk, TD7 5AF

- Ground Floor Flat
- Popular Residential Location
- Close to Town Centre
- Great Local Amenities
- One Bedroom
- Ideal First-Time Buy
- Modern Fixtures & Fittings
- Gas Central Heating & Double Glazing

10 Millburn Place is a well-presented one-bedroom property situated in an established residential area of Selkirk, within easy reach of the town centre and its range of local amenities. The accommodation is conveniently arranged on one level and comprises a bright and spacious lounge, well-equipped kitchen, generous double bedroom and modern shower room. Offering comfortable and easily managed accommodation, the property would be well suited to a range of buyers, including first-time purchasers or those looking to downsize.

ACCOMMODATION

- ENTRANCE HALLWAY - SHOWER ROOM - LOUNGE - KITCHEN - BEDROOM -





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**Internally**
The property is accessed via an entrance porch which opens directly into a bright and well-proportioned lounge, providing a comfortable main living space with room for a range of freestanding furniture. From the lounge, there is access to the remainder of the accommodation. The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units with space for appliances. The property offers a generous double bedroom, also positioned to the rear, with built-in storage providing useful additional space. Completing the accommodation is a shower room fitted with a three-piece suite.

**Kitchen**
The kitchen is fitted with a good range of contemporary wall and base units, complemented by laminate worktops and contrasting tiled splashbacks. A stainless steel sink with mixer tap is incorporated into the worktop, while integrated appliances include an electric oven, electric hob and extractor hood. There is also space for additional freestanding appliances.

**Bathroom**
The shower room is fitted with a three-piece suite comprising WC, wash hand basin set within a vanity unit and a shower enclosure with mixer shower. The walls are finished with marble-effect laminate splashbacks, complemented by patterned flooring.

**Externally**
There are communal gardens to the rear largely laid to lawn providing a handy clothes drying area. The property also benefits from two large outdoor stores perfect for additional storage.

On-street parking is available directly to the front of the property.



## Fixtures & Fittings
All fitted floor coverings and integrated appliances are to be included within the sale.

## Services
All mains services are present including water, electricity, gas & 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 Estate 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 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 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.

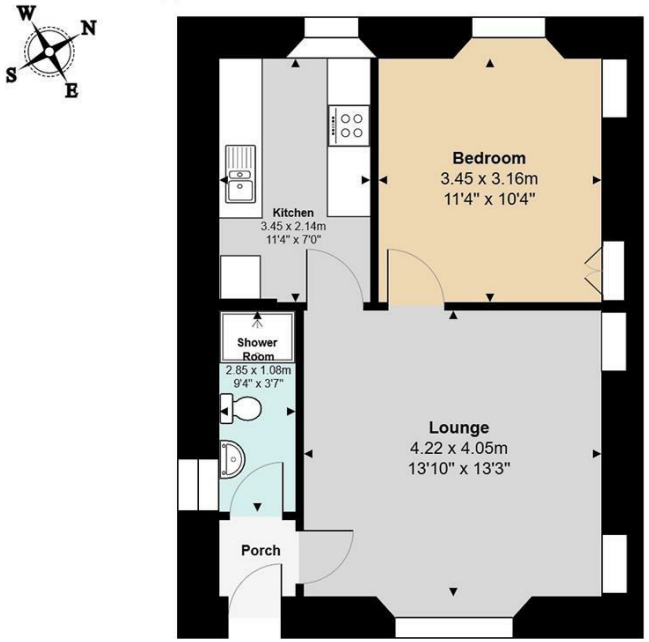




## Floor Plans

# 10 Millburn Place Selkirk, TD7 5AF

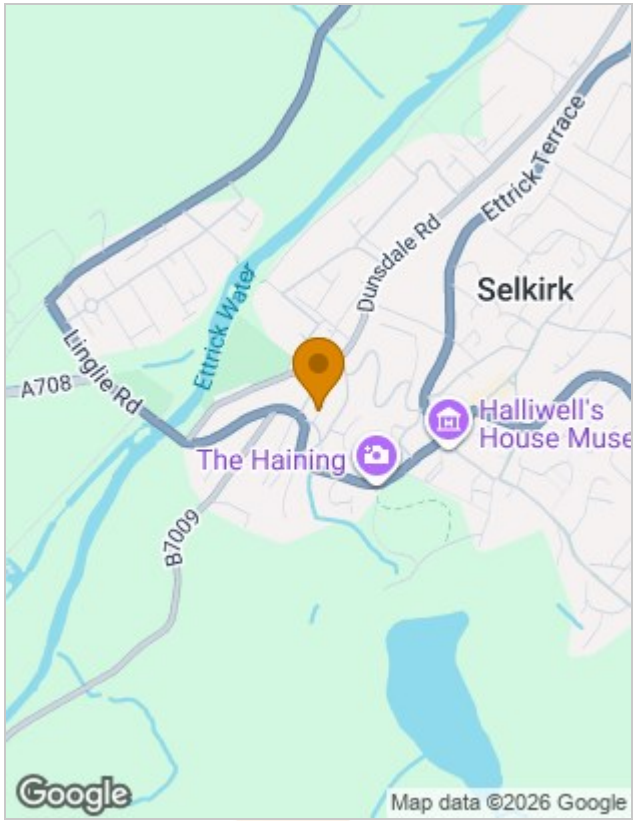
Approximate Gross Internal Floor Area: 41.3 m² ... 445 ft²



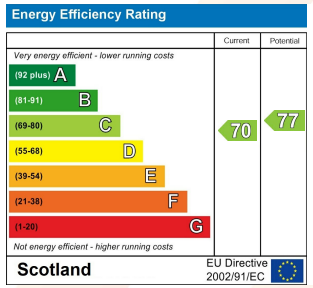

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

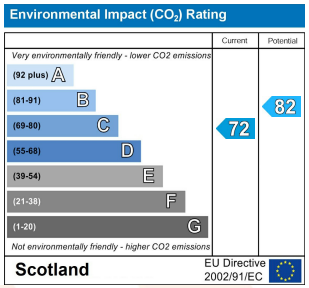
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## Location Map




## Energy Performance Graph




## 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.