



3 Eastfield Road, Selkirk, TD7 4HU

Guide price £99,500





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- Mid-Terraced House
- Popular Residential Location
- Ideal First-Time Buy
- Downsizing Opportunity
- Local Amenities Nearby
- Two Bedrooms
- Investment Opportunity
- Gas Central Heating & Double Glazing
- Quiet Cul-De-Sac
- Schooling Nearby

We are delighted to present this mid-terraced two-bedroom home, ideally situated in a highly sought-after residential area of Selkirk. Nestled within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within easy reach of both primary and secondary schools, as well as all local amenities in the town centre.

Although the property would benefit from a degree of refurbishment and modernisation, it offers an excellent opportunity for a first-time buyer, downsizer, or investor looking to add value and create a home tailored to their own taste.

The accommodation is generously proportioned and arranged over two levels, complemented by private front and rear gardens. Ample off-street parking is available directly to the front of the property.

Viewing is highly recommended to fully appreciate the potential this property has to offer.

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.

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Internally

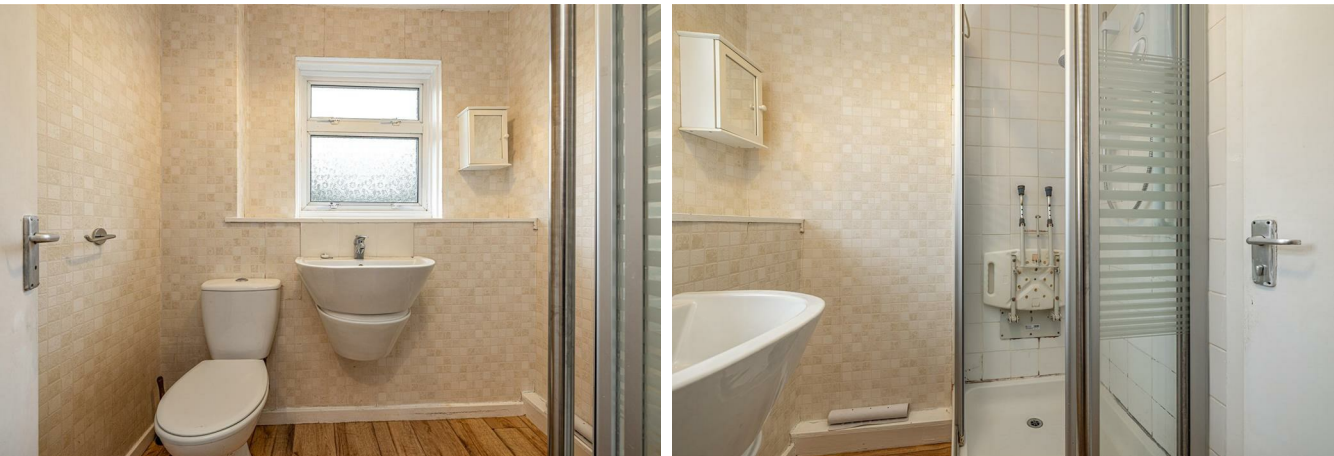
The property offers a bright and well-proportioned layout over two levels, with generous storage throughout. The accommodation comprises a hallway with large storage cupboard, a good-sized lounge with space for both living and dining furniture, and a fitted kitchen to the rear providing direct access to the private garden. A staircase leads up to the spacious hallway with large cupboard with its own window, providing a potential work from home space, two well-proportioned bedrooms with built-in storage and a shower room. A degree of modernisation & upgrading is required to fully maximise the property's potential.

Kitchen

The kitchen is fitted with a range of wall and base units and includes a stainless steel sink with mixer tap, along with ample space for appliances, including an under-counter washing machine.

Shower Room

The shower room is fitted with a three piece suite including WC, pedestal basin and shower enclosure with electric shower and tiled splashbacks.





Externally

The property benefits from easily-maintained private gardens to the front and rear. The rear garden is terraced over two levels and is fully enclosed by fencing and stone walling. The garden is largely laid to lawn and gravel with mature shrubs and space for a garden shed. The front garden is laid to gravel with mature shrubs.

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.

Fixture & Fittings

Any fitted flooring, blinds and integrated appliances will be included within the sale.

Services

Mains water, gas, electricity and drainage. Gas central heating & double glazing.

Council Tax

Council Tax Band A.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

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

Offers

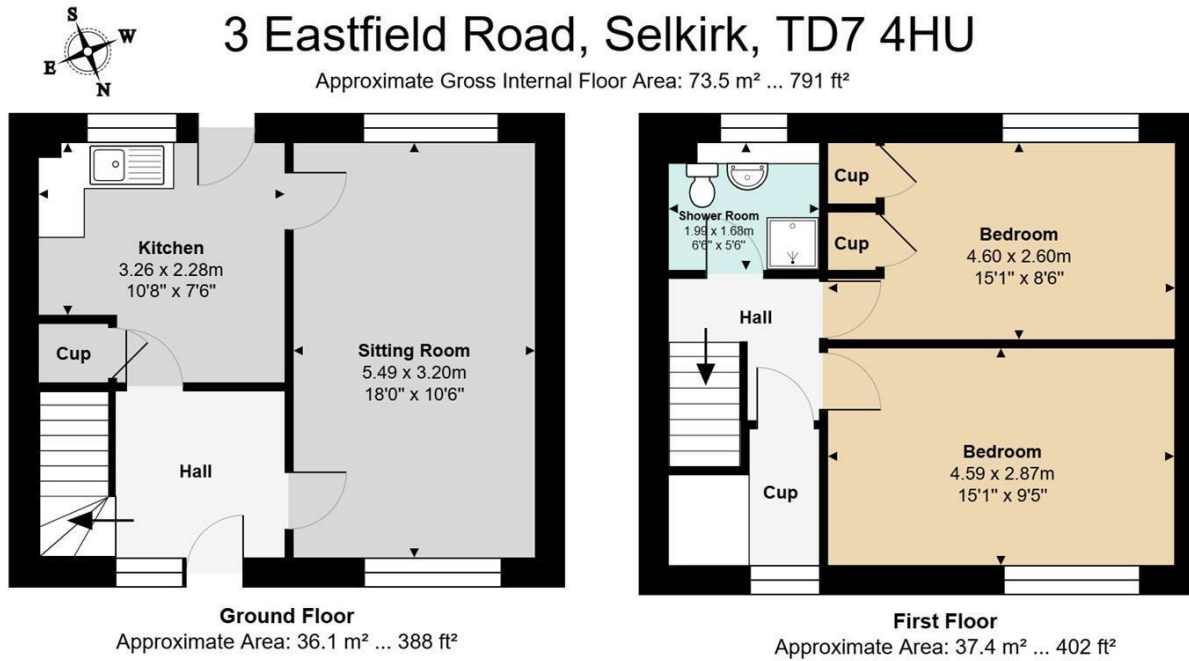
All offers should be submitted in writing to Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.



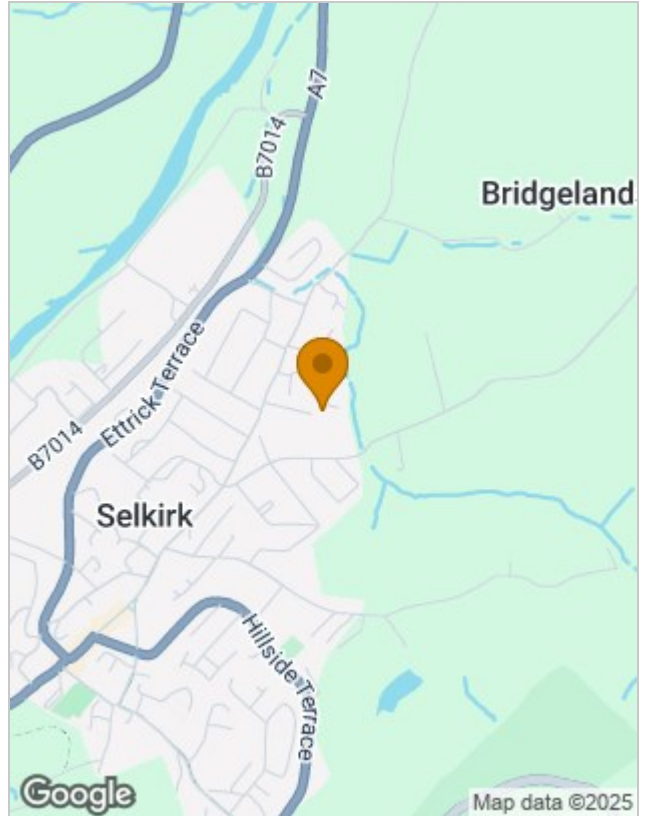


Floor Plans

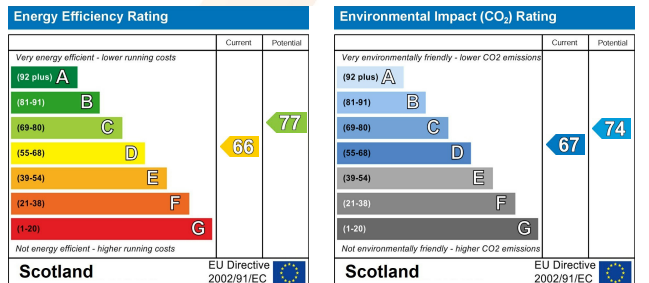
Location Map



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.



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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB