



7 The Valley, Selkirk, TD7 4DQ

Guide price £160,000





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- 3 Bedroom End-Terraced House
- Close to Shops & Transport Links
- Local Schooling Nearby
- Private Gardens
- Ideal First-Time Buy
- Town Centre Location
- Popular Residential Area
- Double Glazing & Gas Central Heating
- Ample On-Street Parking
- Downsizing Opportunity

We are delighted to bring to the market this spacious three-bedroom end-terraced house located just a stone's throw away from Selkirk vibrant town centre. This property has been recently upgraded by the current owners and is found in turn-key condition with modern fixtures and fittings. The property benefits from spacious accommodation, gas central heating and private garden grounds ideal for a first-time buyer or downsizer.

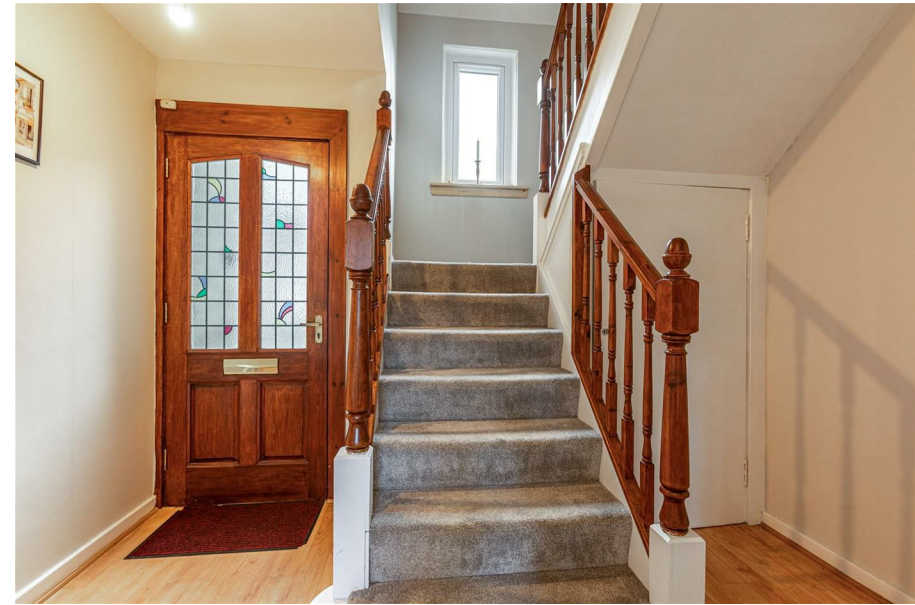
Selkirk enjoys excellent access to Edinburgh and other Border towns via the A7 and is well served by public transport. There are excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre, as well as a good range of local shopping amenities, several hotels and pubs.

ACCOMMODATION

- HALLWAY - KITCHEN - LOUNGE / DINING ROOM - THREE BEDROOMS - SHOWER ROOM -



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Internally

The property offers spacious accommodation over two floors. To the ground floor, there is a light and spacious lounge / dining room enjoying a dual aspect to the front and rear. The recently installed kitchen benefits from a back door to the rear gardens and communal drying green. A staircase leads to the very spacious first floor landing which has ample space to provide a work from home area, there are three double bedrooms and a well-appointed shower room. The property benefits from double glazing, gas central heating and fresh decoration throughout.

Kitchen

The modern kitchen is fitted with a good range of wall and base units overlaid with wood effect laminated surfaces incorporating a stainless-steel sink with mixer tap. Integrated appliances include electric oven, 4-ring electric hob with stainless steel extractor fan. There is an undercounted space for dishwasher and a space for a tall fridge / freezer. The first floor landing cupboard houses the washing machine.

Shower Room

The shower room is fitted with a three-piece suite including WC, vanity wash hand basin and shower enclosure with mixer shower and tiled splashbacks.



Externally

The property benefits from private garden areas to the front and rear. The front garden is largely laid to lawn. To the rear there is a patio area ideal for soaking up the evening sun. Adjacent to the patio is the communal drying green which is shared with the neighbouring properties and provides a peaceful backdrop.

Services

Mains water, gas, electric and drainage. Gas Central Heating and Double Glazing.

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

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

Council Tax

Council Tax Band B.

Home Report

A copy of the Home Report is available to download from our website.

Viewings

Strictly By Appointment via James Agent.

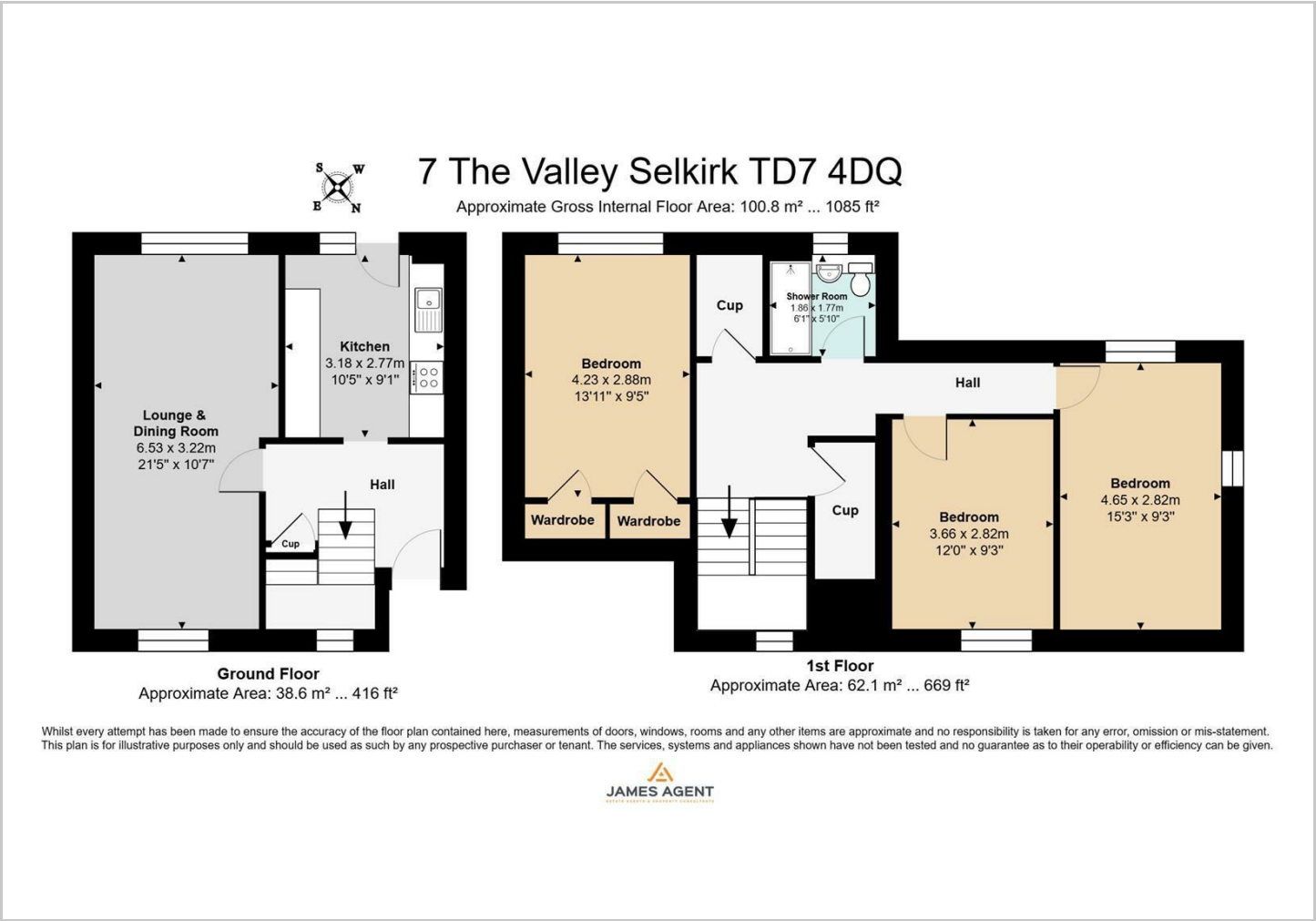
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All Interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



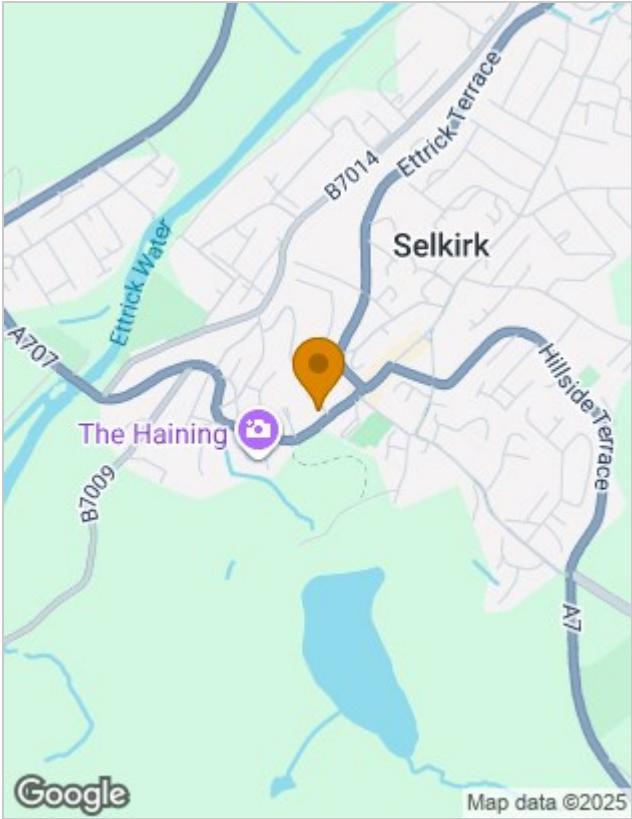
Viewing

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

