



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



5 Bleachfield Road, Selkirk, TD7 4HE

Guide price £110,000



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## 5 Bleachfield Road Selkirk, TD7 4HE

- Most Attractive Maisonette
- Large Dining Kitchen
- Private Garden & Outhouse
- On-Street Parking
- 2 Double Bedrooms
- Excellent Local Schooling
- Close to Town Centre
- Popular Residential Area

We are delighted to offer this charming two-bedroom maisonette, bursting with personality and style, offering beautifully curated interiors that blend vintage character with bold contemporary flair/ 5 Bleachfield Road is set in a popular location just a short distance from the centre of Selkirk. The property offers well-proportioned accommodation over two floors, and benefits from an area of private garden as well as an outside store / sitooterie.

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.

### ACCOMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - KITCHEN/DINING ROOM - HALL LANDING - 2 BEDROOMS - BATHROOM -



### Internally

Entered via a stair to the rear through a uPVC door, the property offers bright, free-flowing accommodation over two floors. The lounge is a truly standout space, vibrant tones create an intimate and cosy atmosphere. A feature fireplace forms the heart of the room. To the rear, the dining kitchen continues the home's distinctive aesthetic while offering excellent practicality. There is ample space for dining, making it perfect for casual meals or hosting guests, all within a bright and welcoming environment. Upstairs are two cosy double bedrooms and a modern bathroom. The property also benefits from excellent storage including an under stair cupboard and built in wardrobes.

### Kitchen

The dining kitchen is a fantastic additional living space with plentiful space for a table and freestanding furniture. The kitchen is fitted with a good range of fitted wall and base cabinetry, overlaid with laminated worktops incorporating a 1.5 bowl stainless-steel sink with mixer tap. There are freestanding appliance spaces for a cooker, and tall fridge freezer. There is also additional space in the vestibule cupboard for a washing machine.

### Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal wash hand basin and bath with overhead rainfall shower.





### Externally

The property benefits from an area of private garden to the rear, which is laid to lawn. Also to the rear of the property is a brick store offering excellent storage with a lovely timber framed sitooterie perfect for relaxation in the evenings.

### 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

Council Tax Band B.

### Fixtures & Fittings

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

### Services

All mains services, gas central heating and double glazing.

### Viewings

Strictly By Appointment Only via the Selling Agent.

### Home Report

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

### 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.





