



4 Anderson Road, Selkirk, TD7 4EB

Guide price £180,000





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- Attractive Stone-Built House
- Lounge with Wood-Burner
- Close to Town Centre
- Popular Residential Area
- 3 Double Bedrooms
- Large Garden
- Driveway Parking
- Close to Primary School

We are delighted to offer this handsome stone-built 3 bedroom semi-detached house set only a stone's throw from Selkirk's historic town centre. The property offers bright, well-proportioned accommodation with a large garden and driveway parking. The property is conveniently located less than a 5 minute walk from the town centre. 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 HALL - LOUNGE - KITCHEN - HALL LANDING - 3 BEDROOMS - BATHROOM - SHOWER ROOM -



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Internally

The property offers free-flowing accommodation over two floors, with the ground floor offering an attractive lounge with wood-burning stove, double bedroom with feature fireplace and a modern kitchen, as well as a downstairs shower room. Upstairs are two bright bedrooms and a bathroom.

Kitchen

The kitchen is fitted with a good range of fitted wall and base units, overlaid with wood-effect worktops incorporating a stainless-steel sink with mixer tap. There is an integrated electric oven, gas hob and extractor hood, dishwasher and fridge/freezer. The kitchen enjoys direct access to the generous garden and views towards the hills.

Bathrooms

The bathroom is fitted with a 3-piece suite including WC, vanity basin and panel bath. The downstairs shower room is fitted with a wc/sink unit and walk-in shower enclosure.



Externally

The generous mature garden is primarily laid to lawn and bound by mature hedging and stone walls. To the rear of the property is an attractive decking area which enjoys views across the town and to the hills beyond. To the side of the property is handy driveway parking.

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 C.

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.

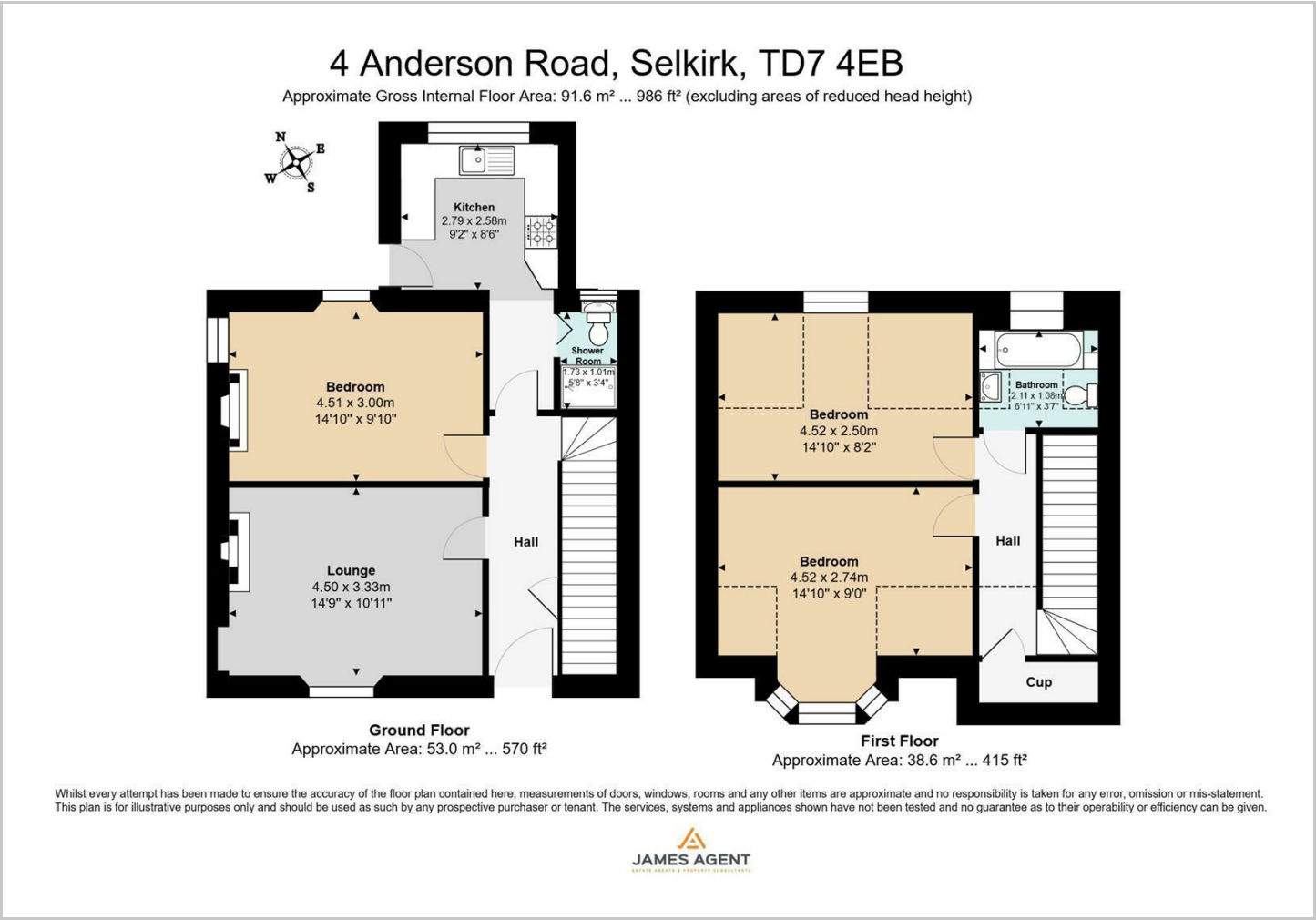
Offers

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.





Floor Plans

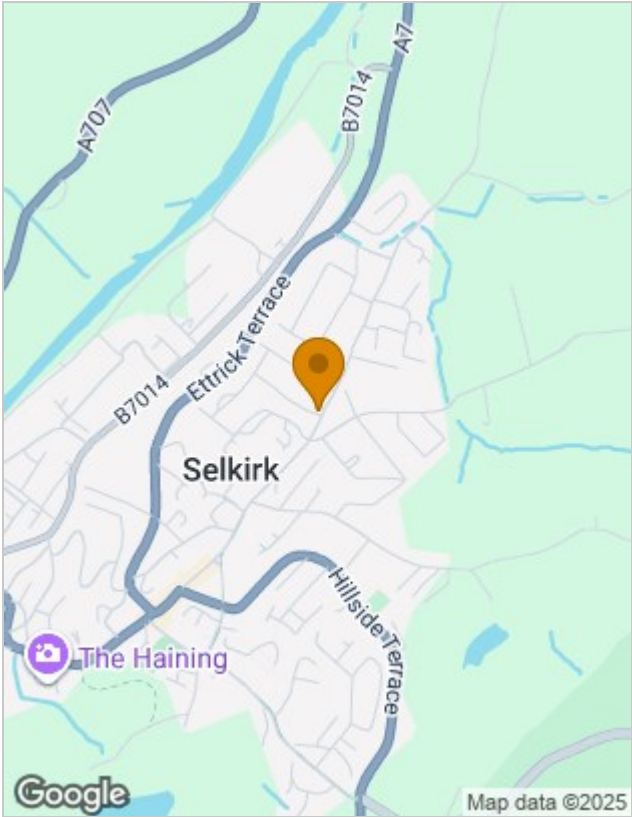


Viewing

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.

Location Map



Energy Performance Graph

