



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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11 Anderson Road, Selkirk, TD7 4EB

Guide price £125,000



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# 11 Anderson Road, Selkirk, TD7 4EB

- Mid-terraced House
- Bathroom & Cloakroom WC
- Close to Town Centre
- Gas Central Heating
- Ideal First-Time Buy
- Two Bedrooms
- Excellent Family Location
- Private Gardens
- Double Glazing
- Excellent Schooling Nearby

We are delighted to present this most spacious two-bedroom mid-terraced home, peacefully positioned within a highly sought-after residential area of Selkirk, just a short walk from the town centre and the well-regarded Knowepark Primary School. Offering bright and well-proportioned accommodation throughout, the property boasts a welcoming lounge with attractive fireplace, spacious kitchen with back door, convenient ground floor WC and two generous double bedrooms. Further benefits include gas central heating and double glazing. Externally, the property enjoys a particularly large rear garden, providing excellent outdoor space for families, gardening enthusiasts or entertaining. An excellent opportunity for first-time buyers, downsizers or investors alike.

## ACCOMMODATION

- ENTRANCE HALLWAY - CLOAKROOM - LOUNGE - KITCHEN - HALL LANDING - TWO BEDROOMS - BATHROOM -



### Internally

The property is entered via multi-locking door into a light and spacious hallway with cloakroom off. The lounge sits to the front of the property boasting a large picture window and ornamental fireplace. The spacious kitchen provides plentiful storage and worktop space. There is a back door providing convenient access to the rear garden.

The staircase leads to the first floor landing, lit via a large vertical window flooding the space with light. There is a large storage cupboard housing the gas fired boiler. There are two generous double bedrooms and a family bathroom.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops integrating a stainless-steel sink with mixer tap. Integrated appliances include electric oven, gas burner hob with overhead extractor hood and a dishwasher. There is also undercounter space for a washing machine. There is space for a tall freestanding fridge freezer.

### Bathrooms

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower. The bathroom is completed with tiled splashbacks.

The downstairs cloakroom has a wall hung basin and WC.





### Externally

To the front of the property there is a patio area with large flower bed.

To the rear, a shared pathway provides access to the private garden grounds. The garden is largely laid to lawn. There is a timber shed to the upper portion of the garden. A shared pathway provides access to the front.

### Outbuildings

There is a timber shed to the rear of the property.

### 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.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Services

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

### Council Tax

Tax Band B.

### Viewings

Viewings are strictly by appointment via James Agent.

### Home Report

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

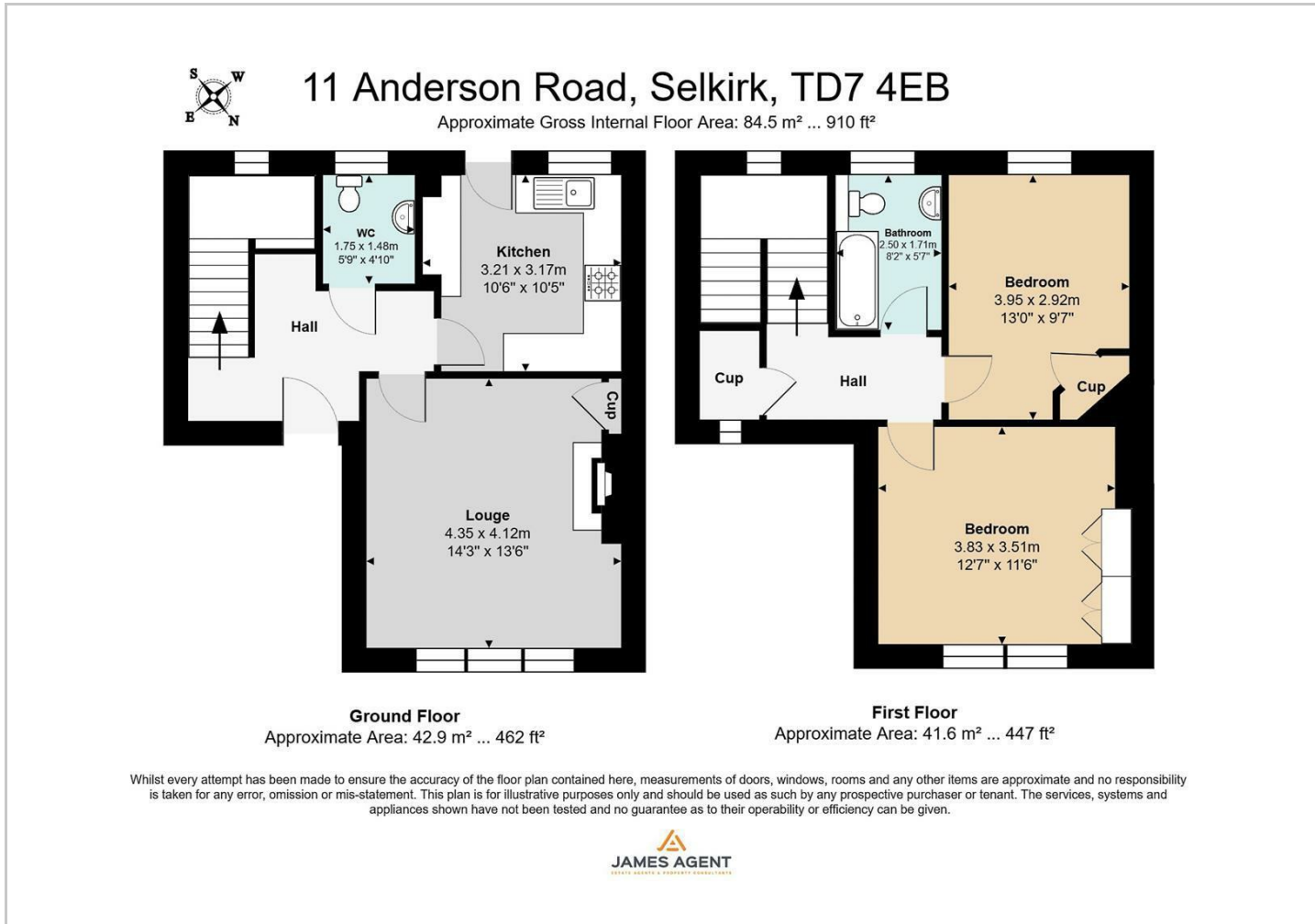
### Offers

All offers should be submitted in writing in Scottish Standard 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



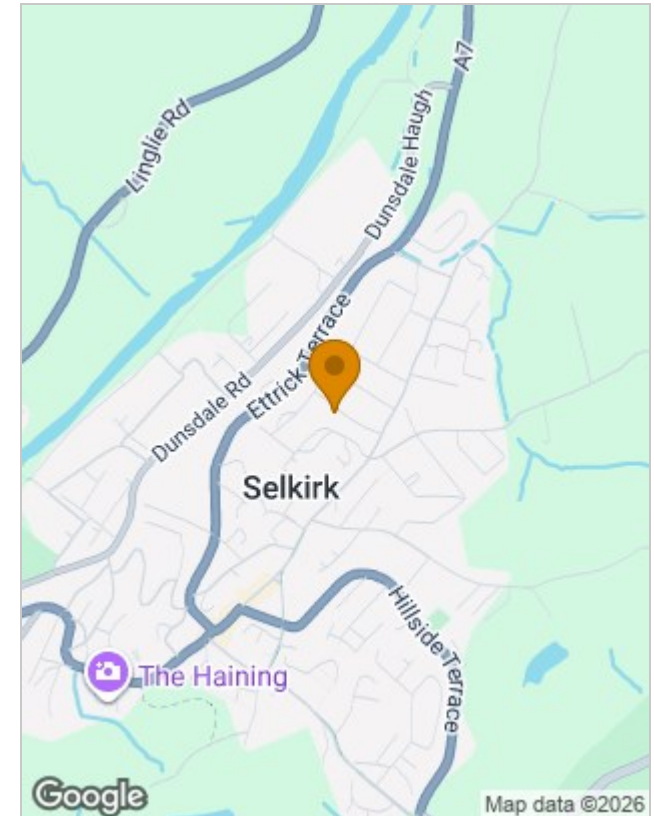
## Viewing

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

