



67 Back Row, Selkirk, TD7 4AQ

Guide price £125,000





67 Back Row Selkirk, TD7 4AQ

- 2 Bedroom End Terrace House
- Modern Kitchen & Bathroom
- First Time Buy
- On Street Parking
- Private Garden
- Close to Amenities
- Gas Central Heating
- Schooling Close-by

We are delighted to bring to the market this very well-presented two bedroom end-terraced house in a popular residential area close to the Selkirk Town Centre. The property provides a fantastic opportunity for a first-time buyer or potential downsizer. The property benefits from a private garden, double glazing and is only a short walk away from the many amenities of the town.

ACCOMODATION

ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - 2 DOUBLE BEDROOMS-
BATHROOM



Internally

The property is found in good order throughout and offers bright, well-proportioned accommodation over two levels. The ground floor offers a spacious bright sitting room and well-equipped kitchen. Upstairs, there are two double bedrooms and bathroom.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops and integrated stainless steel sink. Integrated appliances include electric oven, microwave, gas hob and stainless steel extractor hood. There is also undercounter space for a washing machine.

Bathroom

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

Externally

The rear garden is easily maintained and primarily laid with gravel and has mature shrubs. There is also a handy store under the stairs.



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

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

Council Tax

Council Tax Band A.

Home Report

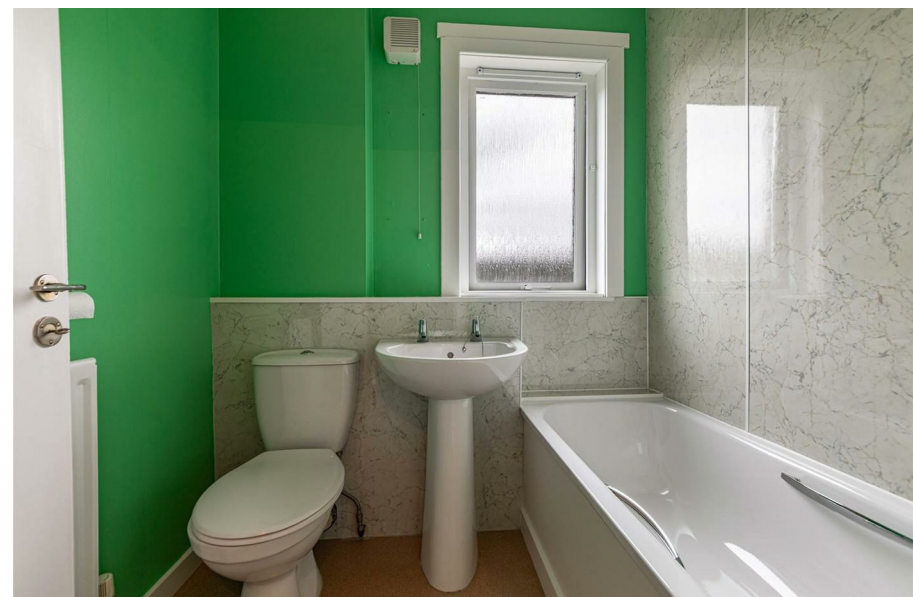
A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Viewings

Viewings are strictly by appointment through James Agent.

Offers

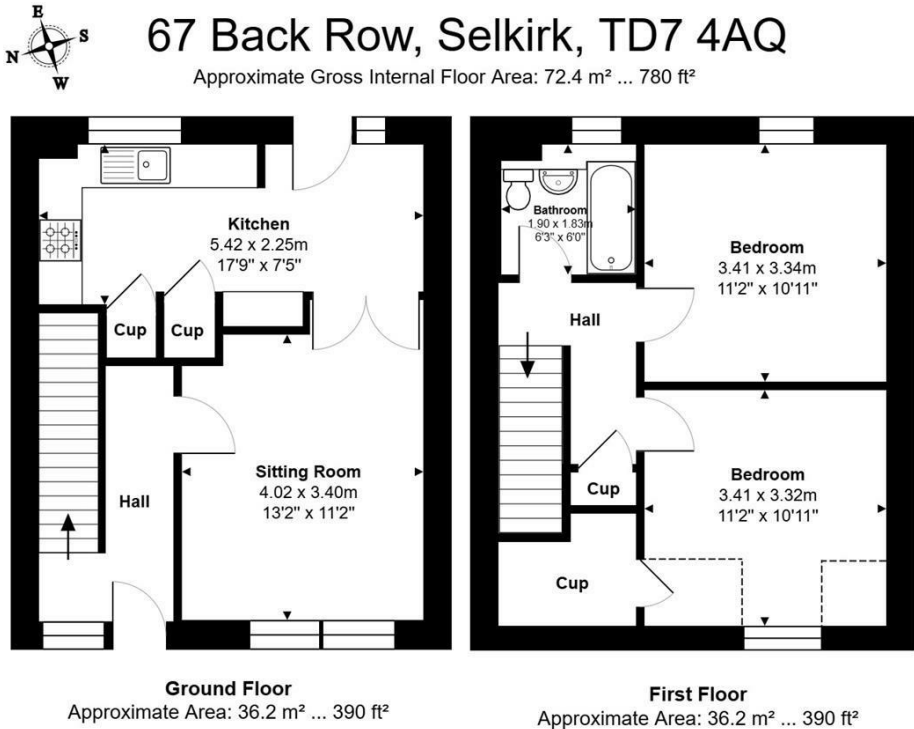
All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



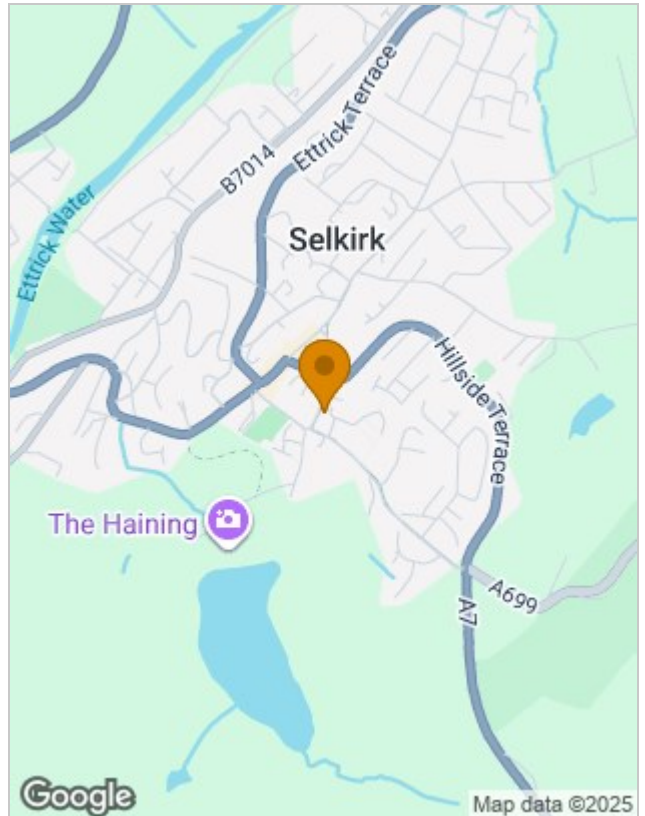


Floor Plans

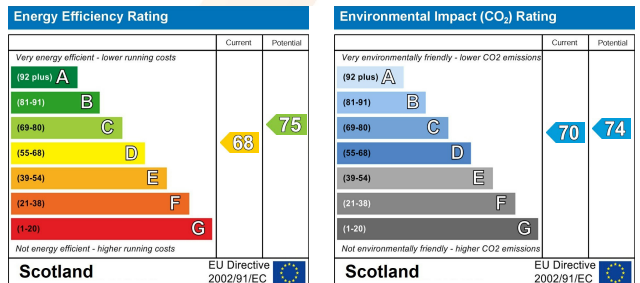
Location Map



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