



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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8 Mavis Bank, Selkirk, TD7 4EA

Guide price £85,000



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## 8 Mavis Bank Selkirk, TD7 4EA

- Ground Floor Flat
- Gas Central Heating
- Ideal First Time Buy
- Walking Distance to Town Centre
- Investment Potential
- 2 Bedrooms
- Cellar Space for Storage
- Close to Local Schooling
- Large Communal Garden
- On-Street Parking

We are delighted to bring to market this well presented two-bedroom ground floor property located within a popular residential area close to amenities within the town centre of Selkirk. The property has been fully insulated externally boosting energy efficiency and has excellent storage options with access to a cellar area. The property provides an ideal opportunity for a first-time buyer or investor.

The town of Selkirk boasts a wide range of leisure amenities including a nine-hole golf course, swimming pool and fitness centre, sports facilities, independent shops, and the scenic Haining Estate – ideal for walking and recreation.

### ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE/KITCHEN - TWO BEDROOMS - SHOWER ROOM -



### Internally

Entered via a central hallway, the property offers a well-balanced layout throughout. The spacious lounge provides a comfortable living area and leads through to a practical, well-equipped kitchen.

There are two bedrooms, including a good-sized double and a versatile second room ideal for guests or home working. A modern shower room completes the accommodation. The property also benefits from a cellar which is ideal as an additional storage area.

A well-proportioned home in a convenient Selkirk location, ideal for first-time buyers, downsizers, or investors.

### Kitchen

The kitchen is fitted with a great range of wall and base units and is overlaid with laminated worktops with an integrated stainless steel sink bowl. Integrated appliances include electric double oven, gas burner hob and overhead extractor hood. There is also under counter space for a undercounter fridge and freezer. The kitchen is completed with tiled splashbacks.

### Shower Room

The shower room is fitted with a three piece suite including WC, vanity wash hand basin and walk in shower with electric shower and tiled splashbacks. There shower room also benefits from a heated towel rail.





### Externally

The property benefits from a share of the large drying green to the rear of the property which is largely laid to lawn. This provides a fantastic recreational and relaxation space.

### Services

All mains services are present including water, electricity, gas & drainage.

### 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 and integrated appliances are to be included within the sale.

### Council Tax

Council Tax Band A.

### 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 reserves the right to accept any offer at any time.





