





# 9 Millburn Place

Selkirk, TD7 5AF

- Three Bedroom Maisonette
- Popular Residential Location
- Close to Town Centre
- Gas Central Heating & DG
- Ideal First-Time Buy
- Investor Potential

9 Millburn Place is a very well-proportioned three-bedroom upper maisonette, offering around 74sq m (801 sq. ft.) of versatile living space. The first floor features a bright lounge, a neatly laid-out kitchen, a generous bedroom (which could equally be used as a second living space), and a useful study/home office area just off the main hallway. The staircase leads to the second floor landing where there are two further double bedrooms, both with built-in wardrobe space, along with a modern family bathroom. The property provides an ideal opportunity for both first-time buyers and investors.

## ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - STUDY - 3 BEDROOMS - FAMILY BATHROOM -



### Internally

The hallway leads provides access to the kitchen and the well-proportioned lounge. The third bedroom is accessed via the lounge and provides a flexible additional living space. There is a useful study/home office area tucked away under the staircase. Upstairs, the landing connects two further double bedrooms, both with built-in wardrobe space. The modern family bathroom completes the second floor.

### Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and incorporates a stainless steel sink with mixer tap. Integrated appliances include electric oven and gas burner hob. There is also undercounter space for a washing machine.

### Bathroom

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

### Externally

The property is accessed via a set of external communal stairs leading to the front door.

There are communal gardens to the rear largely laid to lawns and shrubs providing a handy clothes drying area.

On-street parking is available directly to the front of the property.



#### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

#### Services

Mains water, gas, electric and drainage. Gas Central Heating and Double Glazing.

#### 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 Band

Council Tax Band B.

#### Home Report

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

#### Viewings

Strictly by Appointment Only via James Agent.

#### 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.



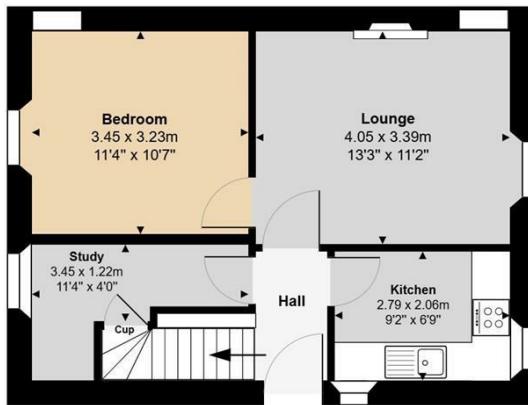


## Floor Plans



### 9 Millburn Place, Selkirk, TD7 5AF

Approximate Gross Internal Floor Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>



**1st Floor**  
Approximate Area: 42.4 m<sup>2</sup> ... 457 ft<sup>2</sup>

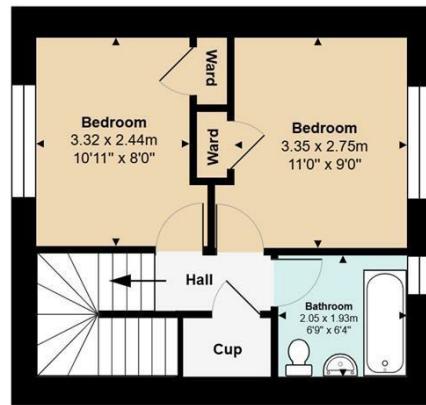
Bedroom 3.45 x 3.23m  
11'4" x 10'7"

Study 3.45 x 1.22m  
11'4" x 4'0"

Lounge 4.05 x 3.39m  
13'3" x 11'2"

Hall

Cup



**2nd Floor**  
Approximate Area: 32.0 m<sup>2</sup> ... 344 ft<sup>2</sup>

Bedroom 3.32 x 2.44m  
10'11" x 8'0"

Bedroom 3.35 x 2.75m  
11'0" x 9'0"

Ward

Hall

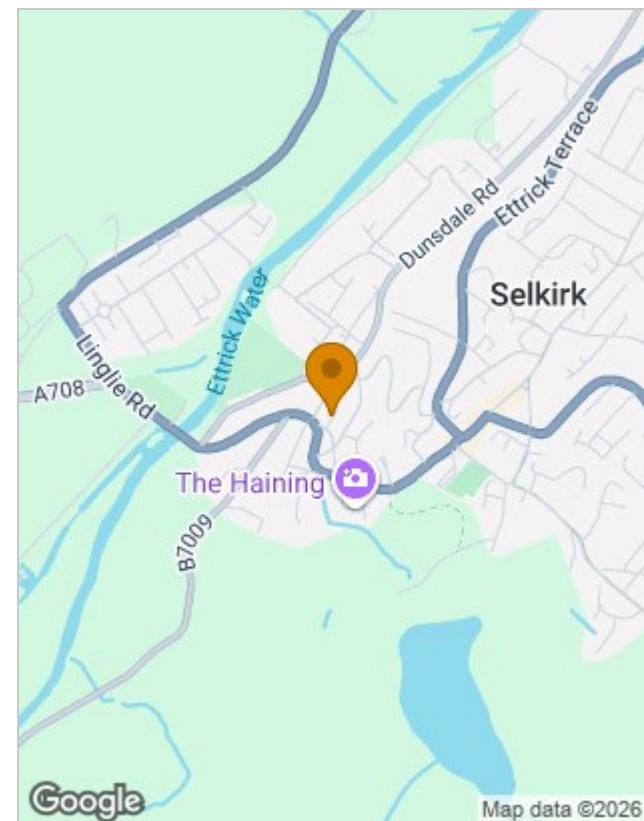
Cup

Bathroom 2.05 x 1.83m  
6'9" x 6'4"

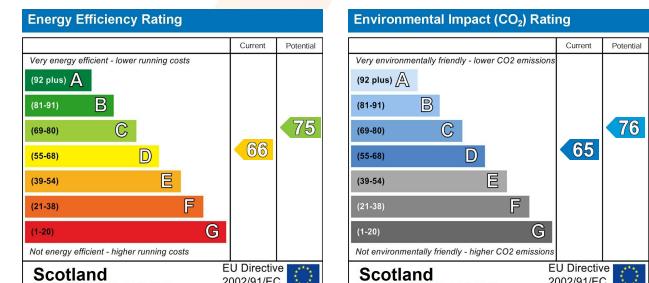
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



## Location Map



## 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.