



31 Sentry Knowe, Selkirk, TD7 4BE

Guide price £145,000





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- Mid Terrace House
- Ideal First Time Buy
- Fantastic Views
- Close to Shops & Transport Links
- Private Rear Garden
- Two Bedrooms
- Popular Residential Location
- Excellent Schooling Nearby
- Double Glazing & Gas Central Heating
- Ample On-Street Parking

We are delighted to bring to market this well-presented two-bedroom mid-terraced home, ideally situated within a popular residential area of Selkirk. Offering bright and spacious accommodation throughout, the property features a generous open-plan kitchen and living area, a conservatory overlooking the rear garden, two spacious double bedrooms and a modern shower room. Further benefits include gas central heating, double glazing, excellent storage and a private, enclosed rear garden with lawn, patio and timber shed. An ideal purchase for first-time buyers, downsizers.

ACCOMMODATION

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



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Internally

The property is entered via a welcoming entrance hallway with stairs leading to the first floor and useful understair storage. The hallway opens into an impressive open-plan kitchen and lounge, creating a bright and sociable living space ideal for modern lifestyles. The kitchen is thoughtfully arranged with ample worktop and storage space, while the generous lounge area provides plenty of room for both relaxing and entertaining. A feature fireplace creates a natural focal point, and French doors lead directly into the conservatory.

Positioned to the rear of the property, the conservatory enjoys views over the garden and offers a versatile additional reception space, perfect as a dining area, garden room or peaceful spot to unwind, with direct access outside.

On the first floor, the accommodation comprises two exceptionally spacious double bedrooms, both benefiting from fitted wardrobe storage. The principal bedroom is particularly generous in size, while the second bedroom also offers ample space for freestanding furniture. Completing the accommodation is a contemporary shower room fitted with a modern suite, along with additional storage cupboards on the landing providing excellent practicality.

Overall, the property offers well-proportioned accommodation throughout, with an excellent balance of open-plan living, generous bedrooms and useful storage, making it an ideal home for first-time buyers, downsizers or those seeking a low-maintenance property.



Kitchen

The kitchen is fitted with a good range of wall and base units, complemented by laminated worktops and tiled splashbacks, providing ample storage and preparation space. Integrated appliances include an electric oven, gas hob with extractor hood above and dishwasher, while there is also space and plumbing for a freestanding washing machine. A stainless steel sink with mixer tap is positioned beneath the large rear-facing window, allowing plenty of natural light into the room. The kitchen flows seamlessly into the generous open-plan living area, with ample space for a dining table, making it a fantastic space for both everyday living and entertaining. French doors lead directly into the conservatory, creating an excellent extension of the living space and a wonderful connection to the garden beyond.

Shower Room

The shower room is fitted with a three-piece suite comprising a WC, pedestal wash hand basin and a shower enclosure. Tiled splashbacks provide a practical and stylish finish, while the well-proportioned layout creates a bright and functional space for everyday use.

Externally

The property enjoys a private, enclosed rear garden that has been designed for ease of maintenance while still offering an attractive outdoor space to enjoy. Predominantly laid to lawn, the garden is complemented by a paved patio area, providing the perfect setting for outdoor dining, entertaining or relaxing during the warmer months. Well-stocked borders with a variety of established shrubs and flowering plants add colour and interest throughout the seasons, while timber fencing creates a secure boundary. The conservatory opens directly onto the garden, creating an excellent extension of the living space and a seamless connection between indoors and out.

Fixtures & Fittings

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

Services

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

Location

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.

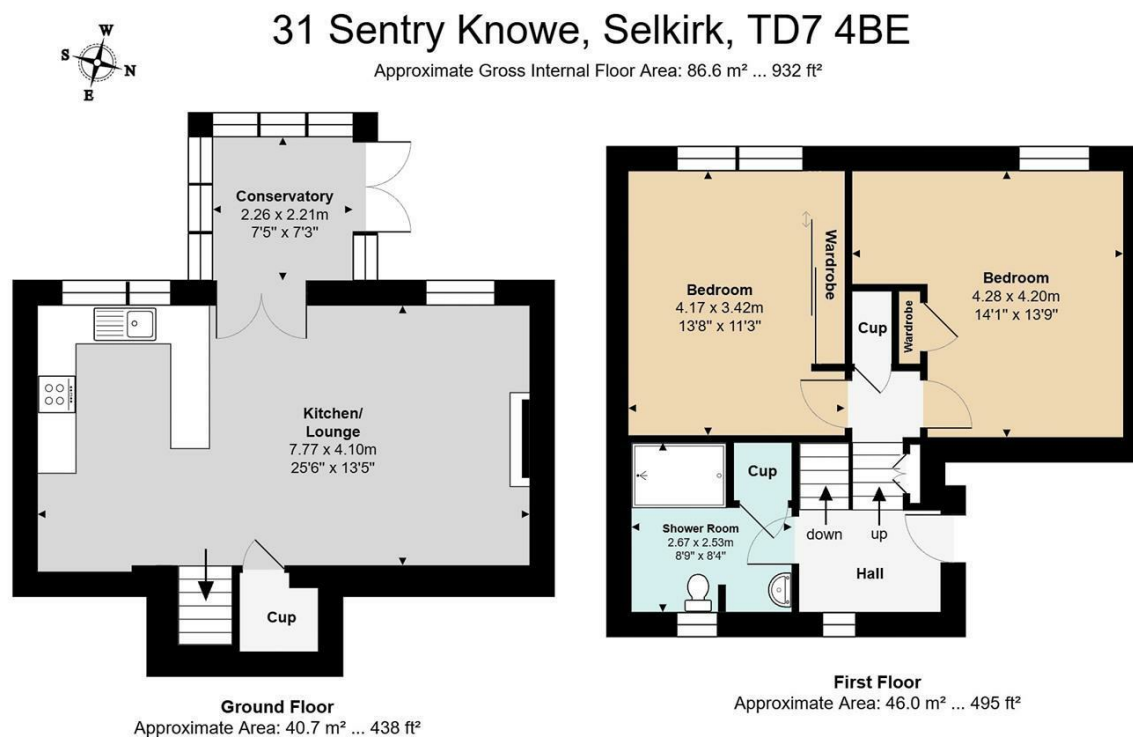
Offers

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



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.

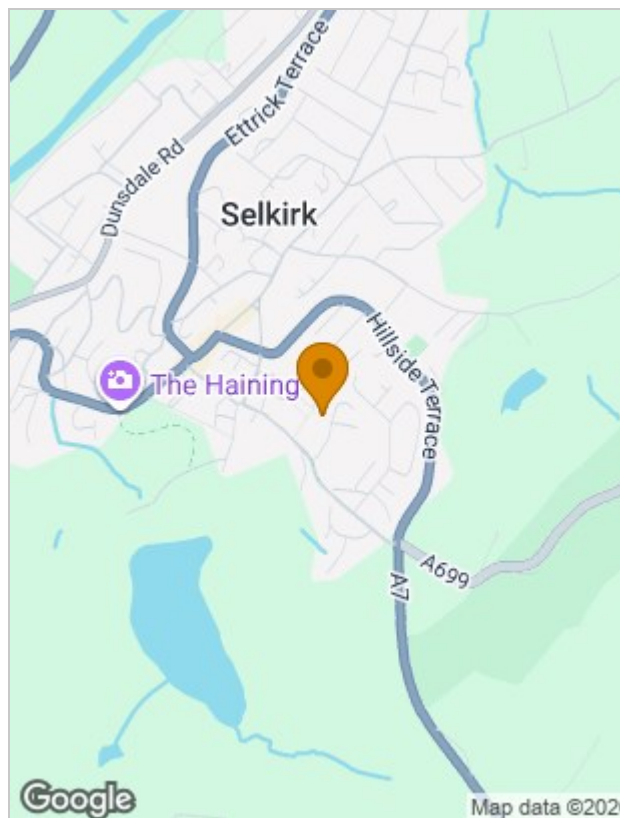


Viewing

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	69	76
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	68	76
Scotland EU Directive 2002/91/EC		

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