



Forest Glen Bleachfield Road, Selkirk, TD7 4HZ

Guide price £399,500





Forest Glen, Bleachfield Road Selkirk, TD7 4HZ

- Stunning Detached Bungalow
- Immaculately Presented
- New Gas Central Heating
- Large Driveway
- Schooling Nearby
- Fully Refurbished
- New Double Glazing
- Open Views
- Generous Plot
- Close to Town Centre

We are delighted to offer this three-bedroom detached bungalow, presented in immaculate condition and discreetly situated in a highly sought after area of Selkirk, benefitting from outstanding views over the surrounding countryside. The property has been fully refurbished by the current owners to the highest of standards, and benefits from a generous plot and large driveway. the many amenities of Selkirk town centre are within easy reach.

- ENTRANCE VESTIBULE - HALLWAY - SITTING ROOM - DINING KITCHEN - 3 DOUBLE BEDROOMS - FAMILY BATHROOM -



Internally

The property has been fully refurbished by the current owners and offers bright, spacious accommodation finished to an exacting standard throughout.

Kitchen

The kitchen has ample space for a table and is fitted with a range of base units overlaid with stone-effect worktops incorporating a Belfast style sink with mixer tap. Integrated appliances include an range style cooker with double oven, grill and 5-burner gas hob, dishwasher, washing machine, tumble dryer and tall fridge and freezer.

Bathroom

The bathroom is fitted with a modern 4-piece suite including WC, wash hand basin, bath and walk in shower with mixer shower and modern splashbacks.

Externally

The property benefits from a very generous garden, primarily laid to lawn and bound by timber fencing. There is a large driveway with space for several vehicles.





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

Council Tax Band F.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances (including the cooker) are to be included within the sale.

Services

All mains services. Gas central heating.

Home Report

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

Viewings

Viewings are strictly by appointment through James Agent.

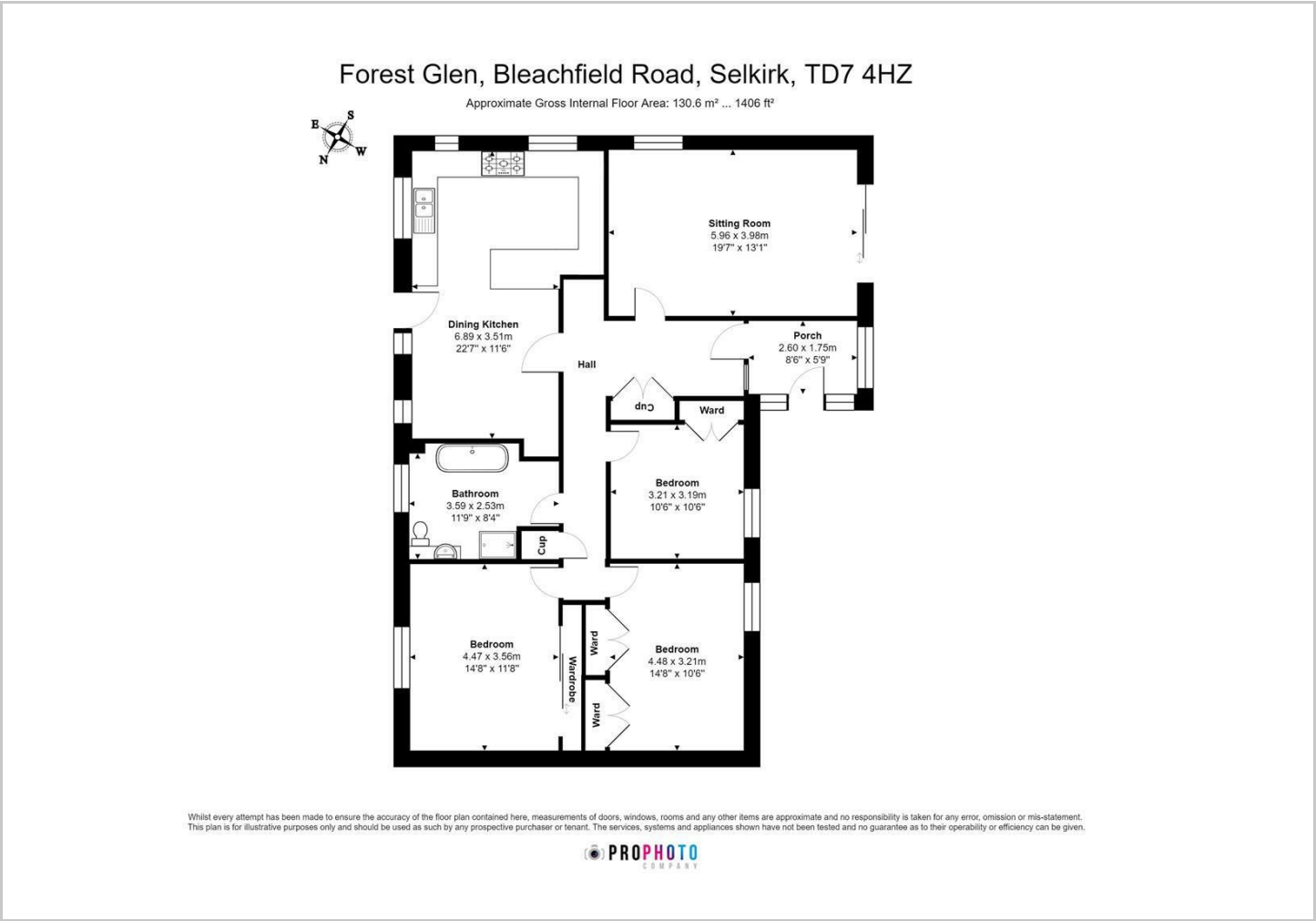
Offers

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 an offer at any time.





Floor Plans



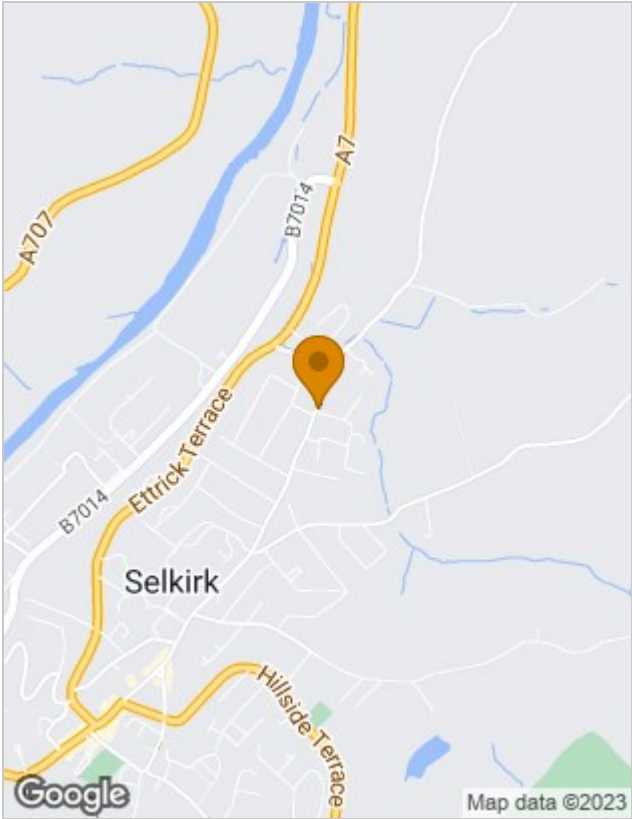
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

