



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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9 Heathpark Place, Selkirk, TD7 4DN

Guide price £140,000





# 9 Heathpark Place Selkirk, TD7 4DN

- Semi-Detached House
- Ideal First-Time Buy
- Excellent Schooling Nearby
- Double Glazing & Gas Central Heating
- 2 Bedrooms
- Popular Residential Location
- Close to Shops & Transport Links

We are delighted to offer this spacious three-bedroom semi-detached home located in a very popular residential area, just a short walk from Selkirk's bustling town centre. The property offers spacious accommodation over two floors and benefits from garden grounds to the front and rear.

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

- HALL - KITCHEN - LOUNGE - CONSERVATORY - TWO BEDROOMS - SHOWER ROOM -



### Internally

This well-presented two-bedroom home offers comfortable living space arranged over two floors, ideal for first-time buyers, downsizers or investors.

The ground floor opens into a welcoming hallway with useful storage, leading through to a bright and spacious lounge overlooking the rear of the property. From here, doors lead into a charming conservatory, providing an additional sitting or dining area with views to the garden. The kitchen is positioned to the front of the home and offers a practical layout with space for appliances.

Upstairs, the first floor comprises two bedrooms and a modern shower room. The principal bedroom is a generous double with built-in storage, while the second bedroom would suit a guest room, nursery or home office. A well-appointed shower room completes the accommodation.

With good storage throughout and versatile living spaces including the conservatory, this attractive property provides a comfortable and functional home in a popular residential area of Selkirk.

### Kitchen

The kitchen is fitted with a range of wall and base units and is overlaid with laminated worktops, tiled splashbacks and integrated sink with mixer tap. Integrated appliances include electric oven, gas hob and overhead extractor hood. There is also undercounter space for a washing machine and tumble dryer.





### Shower Room

The shower room is fitted with a three piece suite including WC, vanity wash hand basin and shower enclosure with mixer shower and tiled splashbacks.

### Externally

To the front of the property, there is an area of lawn bound by a stone wall. To the rear, there is a paved area with raised beds making it an easily maintained space. There is also a handy timber shed.

### 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.

### Fixture & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Services

### Council Tax

Council Tax Band C.

### 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.





