



34 Mill Street, Selkirk, TD7 5AD

Guide price £140,000





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- Traditional Semi-Detached House
- Period Features
- Outstanding Views
- Ideal First-Time Buy
- 3 Bedrooms
- Expansive Gardens
- Close to Town Centre
- Scope to Add Value

34 Mill Street is a charming and traditional 3-bedroom semi-detached house located just a short distance from Selkirk town centre. This delightful property boasts expansive private gardens in an elevated position, boasting fantastic views over the town and beyond towards the rolling Borders landscape. Its traditional charm, coupled with the opportunity for modern upgrades, makes it an ideal home for those looking to settle in a beautiful and convenient location. The property further benefits from gas central heating and double glazing throughout.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - KITCHEN - SHOWER ROOM - DINING ROOM / BEDROOM 3 - LANDING - 2 BEDROOMS (ONE WITH WC CUPBOARD) -



Internally

Upon entering the property you are greeted by a brand new double glazed porch over looking the beautiful views. The internal hallway leads through to the lounge which boasts traditional cornicing and a focal point fireplace. A door leads through to the kitchen and in-turn the shower room. The dining room is accessed via the hallway and provides a versatile living space which would equally suit as a third bedroom. The staircase leads to a spacious landing which leads to the two double bedrooms. The larger bedroom also boasts a large storage cupboard which has been fitted with a WC and wash hand basin.

Kitchen

The kitchen, although in need of upgrading is fitted with a full range of fitted wall and base cabinetry overlaid with wooden worktops incorporating a stainless-steel sink unit. There are appliance spaces for a freestanding cooker, washing machine and fridge. There is a rear door providing direct access to the back gardens and pathway to Glebe Terrace.



Fixtures & Fittings

All fitted floor coverings are to be included within the sale.

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.

Shower Room

The shower room is fitted with a 3-piece suite including WC, vanity basin and quadrant shower cubicle with electric shower and tiled splashbacks.

Externally

The property is set on an expansive plot with large gardens to the front, side, and rear. The well-maintained garden spaces offer a great opportunity for outdoor activities, gardening enthusiasts, or simply enjoying the tranquil environment. The rear garden provides a perfect setting for family gatherings, barbecues, or quiet relaxation space. Unrestricted On-Street parking is available on Mill Street.

Services

All mains are available. Gas central heating and double glazing.

EPC

Current EPC Rating E.

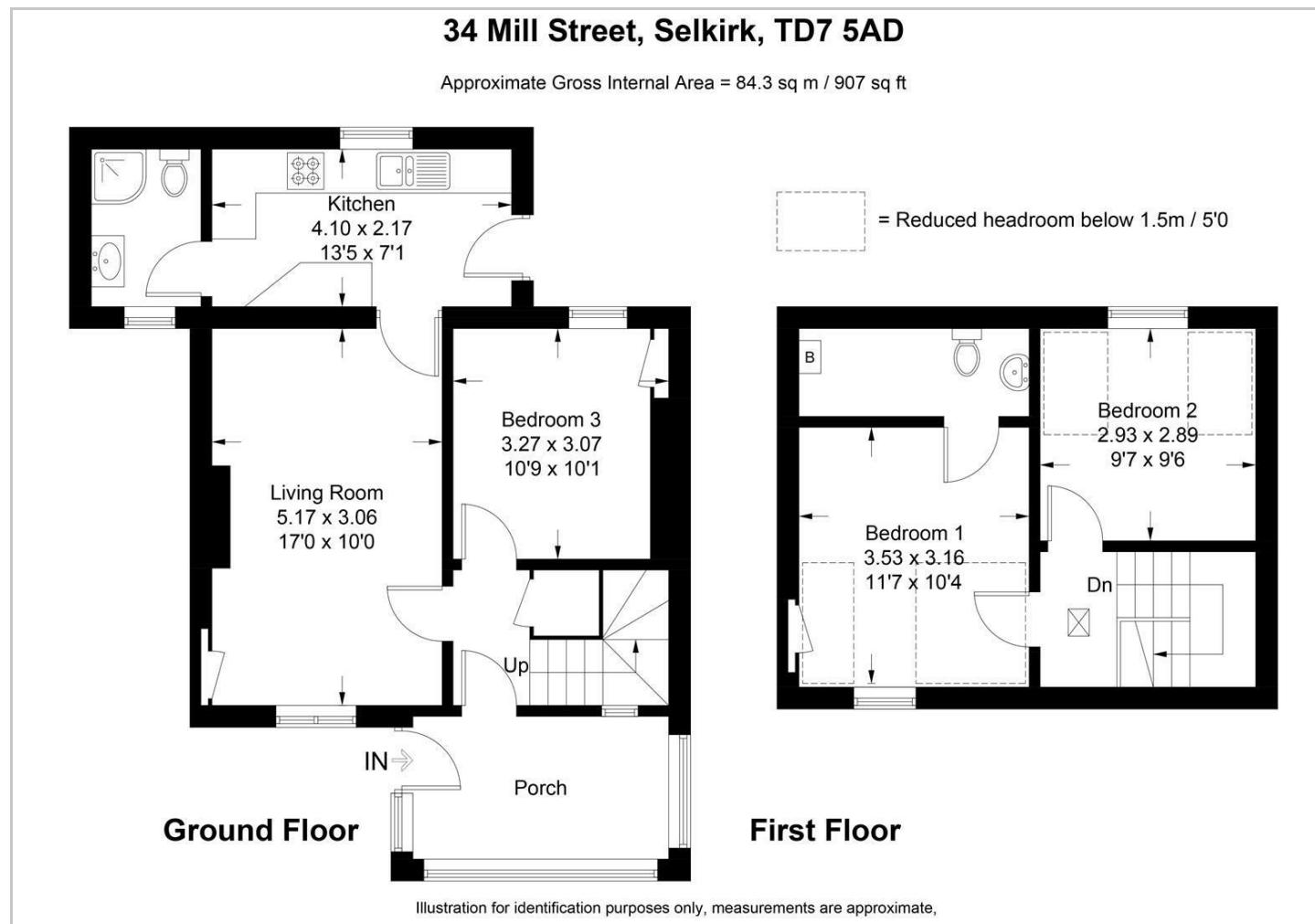
Council Tax Banding

Tax Band C.





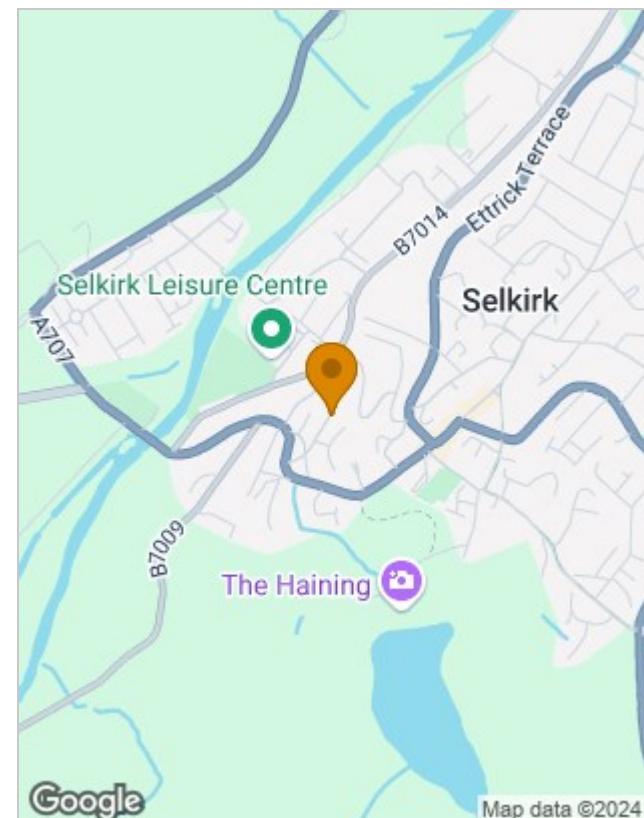
Floor Plans



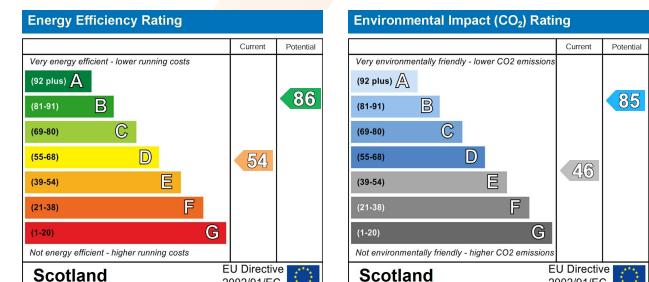
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



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.