



16 Sentry Knowe, Selkirk, TD7 4BG

Guide price £155,000









# 16 Sentry Knowe, Selkirk, TD7 4BG

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

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. Although the property would benefit from a degree of upgrading, it offers a very spacious and adaptable layout perfect for a family looking for a home they can really put their own stamp on and make it their own.

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.

## ACCOMMODATION

- ENTRANCE HALLWAY - DINING ROOM - KITCHEN - LOUNGE - THREE BEDROOMS - BATHROOM - SHOWER ROOM -



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## Internally

The property is entered on the middle floor into a welcoming hallway with bathroom and shower room off. Stairs lead down to the dining area and kitchen, with doors leading out to the rear garden. Also on this level are two well-proportioned bedrooms.

The staircase from the mid landing provide access to the first floor where there is a bright and spacious lounge, offering an inviting space to relax and unwind with fantastic outlooks over the town and surrounding countryside. Adjacent to the lounge is a further double bedroom, complete with fitted wardrobe storage.

## Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven and hob with overhead extractor hood. There is also undercounter spaces for a washing machine, fridge and freezer.

## Bathroom Facilities

The bathroom is fitted with a three piece suite including WC, pedestal basin and bath.

There is a separate shower room fitted with a shower enclosure with mixer shower and tiled splashbacks.





### Externally

To the front of the property there is a low maintenance patio area. To the rear there is a well-maintained private garden laid to lawn and patio surrounded by timber fencing. There is a gate for easy access to the on-street parking.

### 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.

### Fixtures & Fittings

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

### Services

All mains services are connected.

### 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.

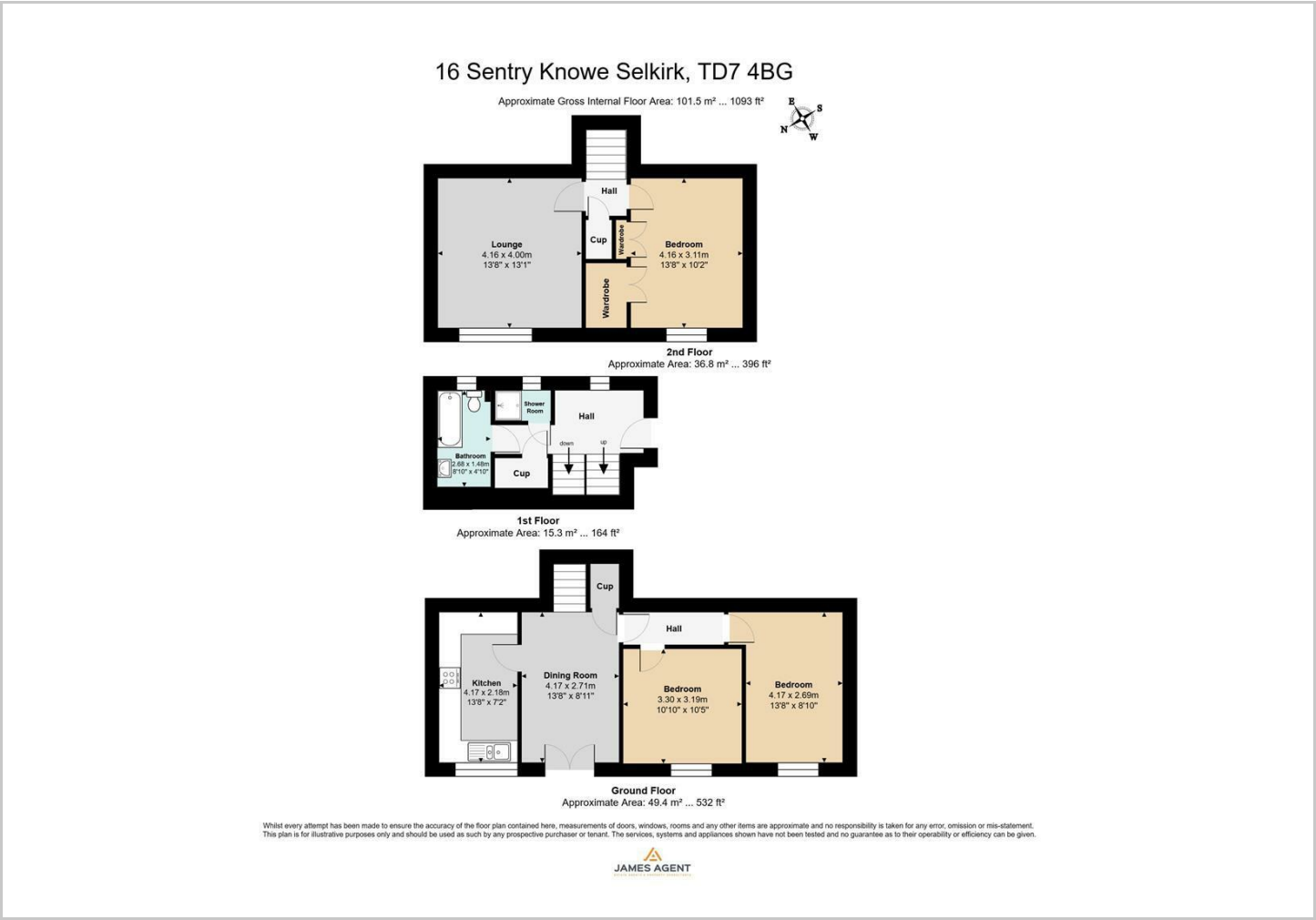








Floor Plans



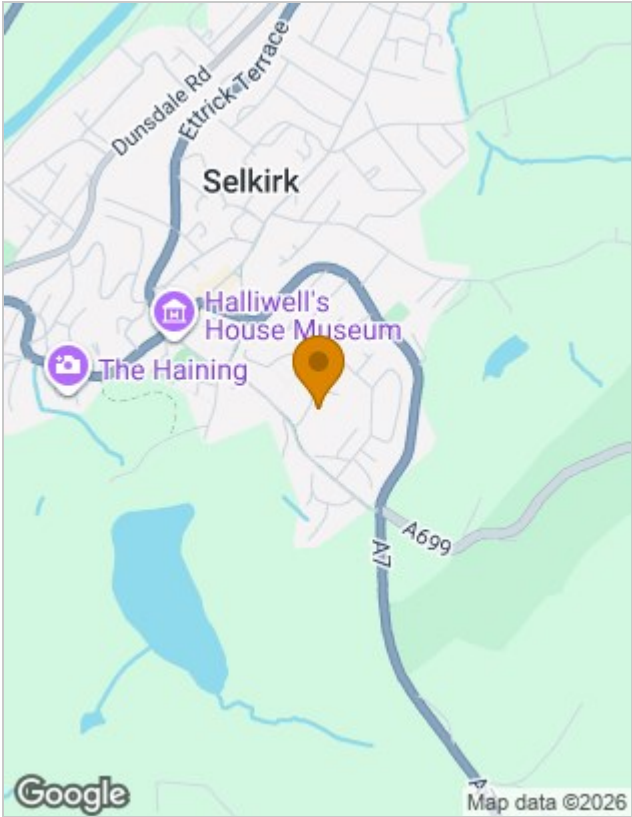
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

