



66 Scott Crescent

Selkirk, TD7 4EN



2 bed



1 public



1 bath



A Great First Time Or Investment Buy - This Well Presented Property Is In Walk-In Condition With Pleasant Private Garden & Easy Access To A Range Of Amenities.



66 SCOTT CRESCENT

A superb first time or investment purchase, this two bedroom first floor property is in excellent condition throughout; with a neutral and fresh décor, a convenient central position for the town, open outlooks and a generous private enclosed garden. The property enjoys an enviable spot within the popular residential area with a gently elevated position allowing for lovely outlooks across the hills and valleys beyond.

Internally, a private main door opens to a carpeted stair, extending to the first floor accommodation. The living area is well proportioned with plenty of space for freestanding furnishing and the option to reinstate the fireplace, with the adjoining kitchen being recently upgraded and hosting a good selection of base units and integrated appliances, with space for a breakfasting bar or table and chairs, with a useful utility area access off the hall and perfect for laundry and further storage. Both bedrooms are comfortable doubles, with a bright fully fitted bathroom across the landing.

The garden leads from a gated entrance to the front, extending to a neat section of borders and gravelled paving to the side accessing the main door. The rear garden is well proportioned hosting a large stretch of lawn, drying poles and timber shed.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

HIGHLIGHTS

- Ready to move in; good decorative order & condition throughout.
- Upgrades throughout
- Rental investors - we'll find the tenant!
- Spacious private garden and pleasant outlook.
- Popular area – for families and retirees.

SERVICES

Mains gas, electricity, water and drainage. Double glazing.



COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Band D.

ADDITIONAL INFORMATION

All floor coverings, curtain poles, blinds, integrated appliances as viewed and light fittings are included in the sale price.

MEASUREMENTS

See Floorplan

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £95,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.