



16 Raeburn Place Offers Around £75,000

Selkirk, TD7 4JD



This Charming Ground Floor Apartment Is Set Within A Striking Red Sandstone Terrace, With Immaculate Accommodation And A Neat Garden Frontage.



16 RAEBURN PLACE

Nestled to the edge of the scenic surroundings of Selkirk, 16 Raeburn Place is a popular address benefitting easy access to the facilities of the town, as well as nearby transport links. Ideal for those seeking a central and easily kept home, it also has a strong track record as a letting investment.

The main door ground floor apartment is beautifully bright and freshly decorated throughout; with the hall extending to the lounge set to the front, with feature fireplace and outlooks towards the valley, with a recently upgraded fully fitted kitchen opening to the rear. The double bedroom is set quietly to the back of the property, with a modern shower room and excellent walk-in storage.

Externally, the neat garden frontage is a lovely sitting area with planted border and small section of lawn. Shared access round the rear opens to two useful outhouses – ideal for bike and garden storage.

LOCATION

The former County Town of Selkirk lies within the prime catchment area of the Central Borders. The town itself has retained its county charm and has a good range of recreational Services and educational facilities including a swimming pool, gym, restaurants, shops and a scenic golf course. The area is surrounded by rolling hills and lies close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders with excellent walking and cycling country on the doorstep.

HIGHLIGHTS

- Charming stone building
- Excellent condition
- Ground floor with private section of garden & outhouse
- Buy-to-let potential
- Unrestricted on-street parking

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Double Bedrooms, Shower Room, Walk-in Cupboard.

SERVICES

Mains water, drainage, gas central heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings, curtain poles, curtains.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

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 £75,000 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.