



36 Mill Street
Selkirk, TD7 5AD



4 bed



3 public



1 bath



This charming stone built detached family home is conveniently located just off the main thoroughfare of Selkirks market place - in an elevated position allowing the property to enjoy a pleasant outlook over the landscaped gardens, as well as the town and rolling valleys beyond. A perfect home for a family or those in search of flexible accommodation, the central location is within easy access to further Border towns, transport links and the Railway Interchange.



With plenty of unrestricted on-street parking along Mill Street, a gated entrance extends to the colourful landscaped front garden and main entrance to the property. The accommodation itself is presented in fresh tones throughout, with plenty of character and a comfortable, welcoming feel. The living room benefits a traditional bay window with an open aspect, as well as a feature fireplace and plenty of space for lounge furnishings. Across the hall, a bright dining room provides an excellent second reception room, with a convenient adjoining home office or playroom. The family kitchen is positioned to the rear, an extension to the original house, the open plan dining kitchen allows for ample counter and workspace, with a useful utility room opening off and external access to the rear garden.

Upstairs, a generous landing extends to the four bedrooms and the family bathroom, with the current owners having partitioned bedroom 2 & 3 to create two singles, which would provide the option to open back into a generous double.

Externally, the current owners have successfully utilised the garden to the front and rear. A large mature front garden is cultivated in sections, with a colourful planted beds, sheltering hedging and a good section of lawn and patio adjacent to the front entrance. With access either side of the property to the rear garden, a timber shed, drying green and further section of lawn is screened by planted hedging and sheltering trees.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local independent 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 Borders rail connections with the opening of the Waverley Line and nearby 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

- Excellent Location within Selkirk
- Fantastic Colourful Garden
- Bright & Welcoming Family Home
- Charming Stone-Built Period Property
- Flexible Layout

ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Dining Room, Study / Bedroom 5, Dining Kitchen and Utility Room. First Floor Landing, Four Bedrooms and Bathroom.

SERVICES

Mains gas, electricity, water and drainage.

ADDITIONAL INFORMATION

All floor and wall coverings, light fittings and integrated appliances as viewed are included in the sale.

ENERGY EFFICIENCY

Band D.

COUNCIL TAX

Band D.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube.

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 01750 724 160 -lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Fixed Price £249,000 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.