

HASTIN^{LEGAL}&S



2 Dovecot Lane

Selkirk, TD7 4BF

Offers Over £350,000





This beautifully presented three-bedroom detached bungalow in a sought-after area of Selkirk offers spacious single-level living and large private garden with double garage.



2 DOVECOT LANE

Set within a rarely available and highly sought-after location in Selkirk, this impressive three bedroom detached bungalow offers spacious living throughout, sitting on a generous private plot. Ideal for those seeking single-level living with room to grow, the property is immaculately presented in fresh and neutral décor – providing a blank canvas ready for a new owner to make their own mark.

The accommodation comprises three generous double bedrooms, all boasting fitted wardrobes, including a master with en-suite, a family bathroom and an additional WC off the utility room. Living spaces include a bright and airy kitchen/diner, a separate dining room, spacious living room, and a charming conservatory overlooking the colourful garden.

Externally, the property benefits from a double garage and ample driveway parking, all set within a substantial and well maintained garden plot that encircles the property, full of colourful blooms and shrubbery, offering excellent privacy and outdoor space.

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

- Rarely available area
- Immaculate throughout – all Cat 1's on HR
- Three generous bedrooms
- A blank canvas for personalisation
- Substantial plot

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Conservatory, Dining Room, Breakfasting Kitchen, Utility Room, WC, Master Bedroom with En-suite, Two Further Bedrooms, Family Bathroom

SERVICES

Mains services, water, electricity. Gas central heating.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £350,000 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.



