



BANNERMANBURKE

PROPERTIES LIMITED



Gowanlea, 8 Hillside Terrace, Selkirk, TD7 4LT

Offers In The Region Of £270,000



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■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ KITCHEN AND UTILITY ROOM ■ FOUR BEDROOMS ■ FAMILY BATHROOM AND WC ■ GAS CH AND DG ■ FRONT GARDEN AND REAR DRYING AREA ■ OFF STREET PARKING ■ EPC RATING E

Early viewing comes highly recommended of this beautiful family home, with off street parking to the rear and manicured garden to the front. Situated in an elevated position, the property boasts stunning views over the town to the countryside beyond. The property offers versatile and well appointed family living accommodation with flexible use of rooms. Gowanlea has retained many traditional features such as intricate cornicing, deep timber skirtings, working original butlers style doorbell in hallway and tiled fireplaces, providing character and charm. The property also benefits from gas central heating and double glazing and is close to the town centre and all local amenities and on a good bus route.

The Town

With a population of around 6,000, Selkirk is situated in breathtaking rolling Borders countryside, above the southern bank of the Ettrick Water. With a variety of shopping and recreational facilities, Selkirk boasts three good primary schools and a secondary school. Excellent sports and leisure facilities include a swimming pool and a golf course. The annual Common Riding commemorates Selkirk's long and colourful history.

The Property

Immaculately presented 4 bedroom detached property located a short walk to the town centre. Private garden grounds surround the property with off road parking to the rear. The

property has been modernised in recent years but still retains many traditional features including two beautiful fireplaces, large bay window, cornicing and even the original door bells, making this a stunning family home. The property has a variety of versatile rooms on the ground floor comprising of living room, dining room, kitchen and bedroom (which could be used as a playroom or office if so desired.) There is also a downstairs WC and utility room which gives access to the rear garden area. Upstairs accommodation offers three bedrooms, including the master and a shower room. The lovely open views can be appreciated from many rooms of this house.

Room Sizes

Vestibule
Entrance Hall
Living Room, 5.57 x 4.27
Kitchen 4.23 x 3.06
Dining Room 4.0 x 3.41
Utility room 2.59 x 2.39
Bedroom 2.77 x 3.31
W.C. 1.35 x 2.71
Shower Room 2.36 x 2.35
Bedroom 4.65 x 3.44
Master Bedroom 4.27 x 4.51
Bedroom 3.00 x 2.77

Externally

The generous front garden is very well tended with manicured lawn, beautiful shrubbed borders, patio and stunning views of the surrounding Borders countryside. There is also access down to street level and to the rear there is a private chipped area with clothes drying facilities and off street parking.

Directions

Entering Selkirk on the A7 from the South, take a left from Hillside Terrace onto Hill Street and the property is located on the right hand side.

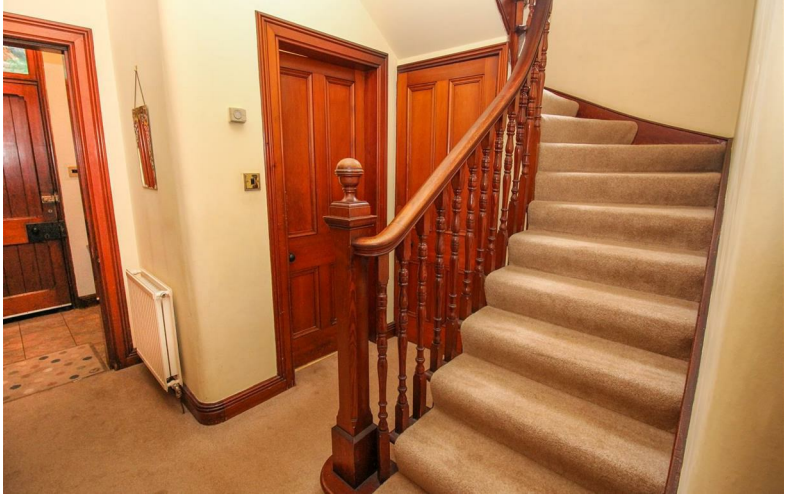
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings included in the sale along with the white goods, cooker and curtains.

Services

Mains drainage, water, gas and electricity.



Offers:

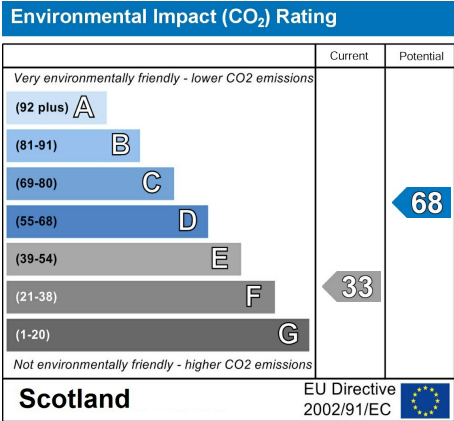
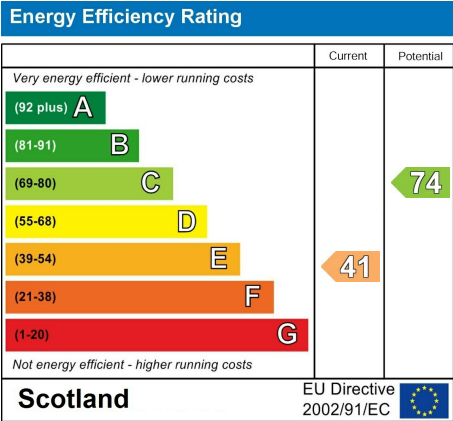
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

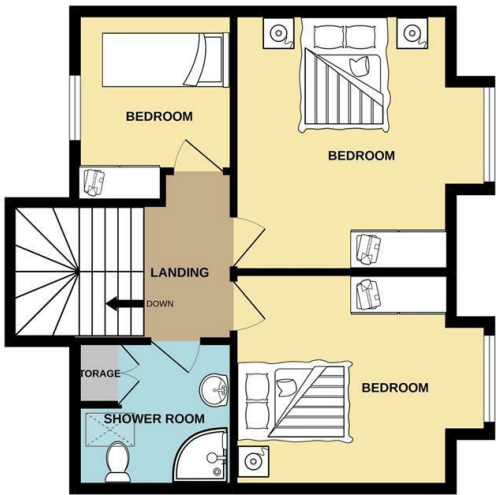
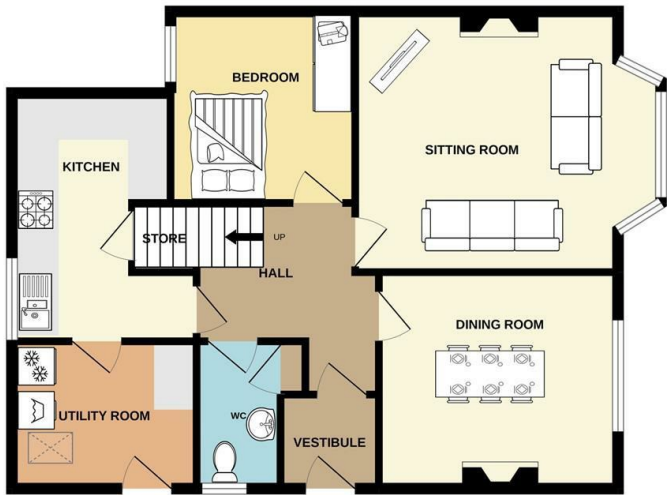
Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



GROUND FLOOR

1ST FLOOR



GOWANLEA, HILLSIDE TERRACE, SELKIRK

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