



BANNERMANBURKE

PROPERTIES LIMITED



1a Tait's Hill, Selkirk, TD7 4LZ
Offers In The Region Of £145,000



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■ EXTERNAL PORCH ■ VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ 3 BEDROOMS ■ CONSERVATORY ■ LARGE GARDEN WITH 2 SHEDS ■ GAS CH/DG ■ EPC RATING E

We are delighted to bring to market this three bedroom detached bungalow located in a sought after area of Selkirk. Located just across the road from the local High School and main bus route and just a short walk to the town centre. This property would make an ideal family home or downsize opportunity. The spacious garden to the rear offers privacy and is ready for gardening enthusiasts. Benefits from gas central heating and double glazing.

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. Three miles west is Bowhill House, a Georgian Mansion, set in extensive grounds with beautiful woodland walks and an adventure playground. The twin valleys of Ettrick and Yarrow contain some of the most glorious scenery in the Scottish Borders, with St. Mary's Loch, southern Scotland's largest stretch of water.

Travel

Hawick 12 miles, Galashiels 6 miles, Edinburgh 42 miles, Tweedbank 6 miles
The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Tweedbank, Berwick-Upon-Tweed, Carlisle and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Entered via a UPVC and glazed porch where an internal vestibule

leads into the hallway with access to all accommodation. The sitting room is located to the rear of the property and decorated in neutral tones with laminate flooring. The main focal point of the room is the real flame gas fire with wooden surround and marble hearth. Glazed double doors allow good natural light to flow in from the conservatory which looks out over the substantial rear garden and provides access out. The kitchen is located to the front, looking onto Tait's Hill, and is a good size room with a bank of dark grey base and wall units to both sides of the room. Built in double oven and microwave, 5 burner electric hob with extractor over. A large island unit houses the stainless steel sink with chrome tap and provides further storage and breakfast bar area. The boiler is located in a cabinet within the kitchen.

The master bedroom is located to the rear of the property is a generous size. A double glazed window and door provides access out to the garden. Another double bedroom overlooks the front of the property and is well proportioned. The third bedroom, accessed from the sitting room is flexible in use and would make an ideal office space. The family bathroom comprises of bath, shower enclosure with electric shower, wash hand basin set in vanity furniture and WC and is tiled to full height in a white tile.

Room Sizes

Sitting room 5.64 x 3.47

Conservatory 3.35 x 2.50

Kitchen 2.50 x 4.00

Bedroom 3.70 x 3.50

Bedroom 2.90 x 3.50

Bedroom 2.00 x 2.80

Bathroom 2.60 x 2.10

Externally

The property benefits from a large south facing garden to the rear with shed, patio areas, rockery, a pond and flower beds. Bounded by a lovely stone wall and fencing, this area is private and ready for any gardening enthusiast to put their own stamp on.

Directions

Entering Selkirk on the A7 from the South, take a left from Hillside Terrace onto Tait's Hill, the property is the second on the left hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

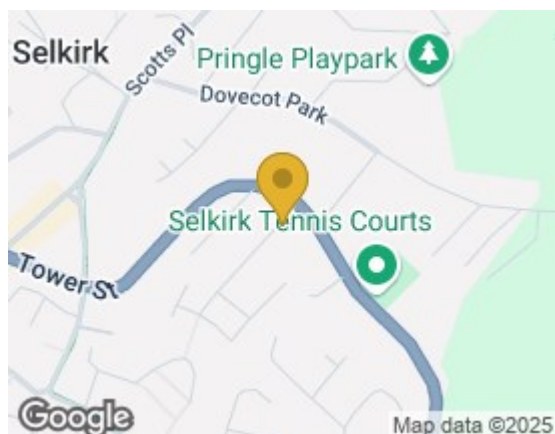
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.

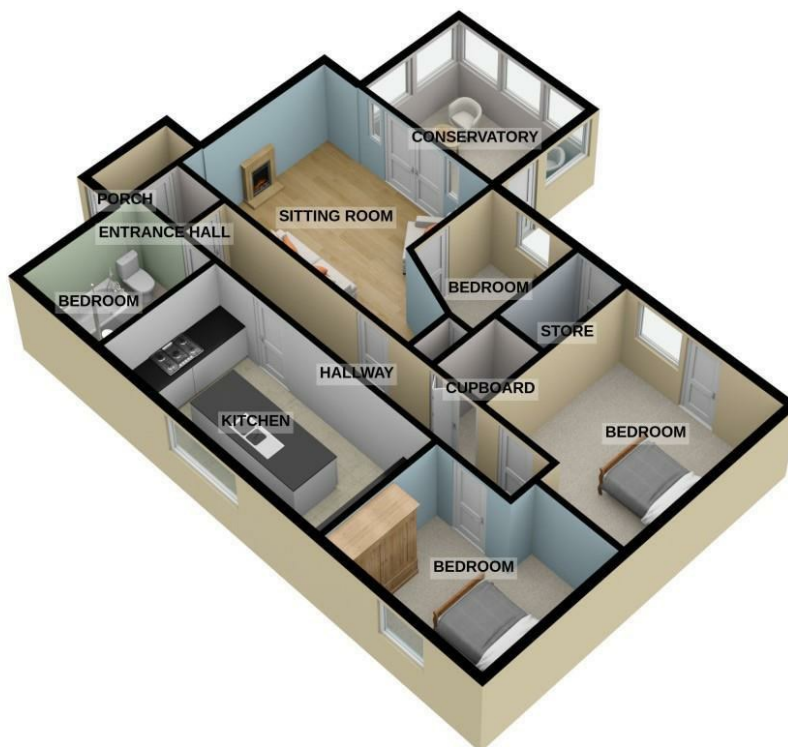
Notice:

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



1A TAIT'S HILL, SELKIRK

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