



BANNERMANBURKE

PROPERTIES LIMITED



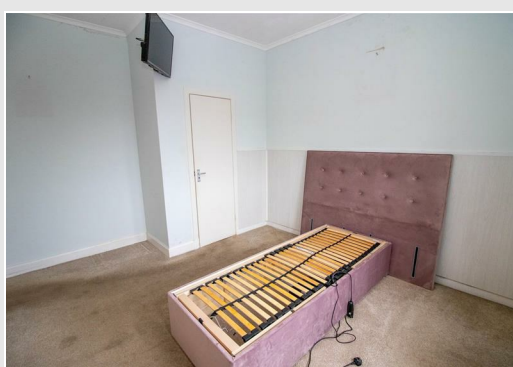
Mindarie Goslawdales, Selkirk, TD7 4EP

Offers In The Region Of £300,000



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- ENTRANCE HALL ▪ SITTING ROOM WITH PICTURE WINDOW ▪ SUN ROOM WITH VIEWS OF THE GARDEN ▪ BREAKFASTING KITCHEN ▪ UTILITY AREA ▪ SHOWER ROOM/BATHROOM ▪ MASTER BEDROOM WITH WC ▪ TWO FURTHER DOUBLE BEDROOMS ▪ GARAGE AND DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES ▪ GENEROUS REAR GARDEN WITH GREENHOUSE, PATIOS AND WORKSHOP

We are pleased to bring to market this spacious three-bedroom detached bungalow, set in generous garden grounds featuring a greenhouse, pond, workshop, and garage. Additionally, the property benefits from off-street parking for several vehicles, provided by a private driveway to the front. Viewing comes highly recommended to fully appreciate the accommodation on offer including the bright and airy sun room to the rear with splendid views of the garden. Situated in a sought after area of Selkirk where properties don't often become available for sale.

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

The property is entered from the front with a double glazed door into an entrance vestibule where timber and glazed doors lead into the hallway. Decorated in neutral tones with carpet flooring, the hallway gives access to all bedrooms, sitting room, shower room and kitchen.

The spacious and bright sitting room is a great size and located to the rear of the property with large picture window overlooking the rear garden. Decorated in neutral tones with carpet flooring, two central heating radiators and two ceiling lights. The main focal point of the room is the solid timber fire surround with marble back

and hearth and log burning stove inset. Located just off the sitting room is a small home office with power and light.

All three bedrooms are accessed off the front hallway along with the shower room. All bedrooms are doubles with the master benefiting from an ensuite WC.

The shower room comprises of a 3pc suite of double walk in corner shower enclosure with shower run off the boiler, WC and wash hand basin. Chrome heated towel rail.

From the hallway, a door leads through to the kitchen, bathroom, utility area and sun room.

The well equipped kitchen is located to the side of the property with double glazed windows and has ample floor and wall mounted units with plenty of work surface space. Double integrated electric oven and microwave with four burner ceramic hob. Integrated dishwasher and space for free standing fridge freezer. Composite sink and drainer sits beneath the window. Wall mounted central heating controller. There is an access hatch to the large attic from here via pull down Ramsay ladder and provides excellent additional storage along with housing the gas combination boiler. This space could potentially be developed subject to relevant permissions. An open door from the kitchen leads through to a rear hallway where there is access to the bathroom comprising of a 3pc suite of wash hand basin, WC and bath. A handy utility area with additional floor and wall units has space and plumbing for washing machine and the added benefit of a sink and drainer.

The rear hallway has a cupboard for storage and a double glazed door to the side of the property.

The very bright sun room is located to the rear and has large double glazed windows overlooking the rear garden and a door to a patio area. Two central heating radiators and laminate flooring. This is a great room taking in the views from the garden with immediate access out.

Room Sizes

SITTING ROOM 6.20 x 3.85

SUN ROOM 5.15 x 3.30

BREAKFASTING KITCHEN 4.60 x 3.20

MASTER BEDROOM 4.00 x 3.80

ENSUITE WC 1.60 x 0.80

DOUBLE BEDROOM 3.90 x 3.00

DOUBLE BEDROOM 3.75 x 2.60

SHOWER ROOM 2.30 x 1.85

BATHROOM 2.42 x 1.50

UTILITY AREA 2.00 x 1.20

Externally

Mindarie boasts a wonderful setting with generous garden grounds and excellent parking in the form of a large driveway and garage. The rear garden is laid mainly to lawn with lovely mature trees and shrubs and various patio areas, along with a greenhouse and workshop with power and light. Spacious and full of potential, the garden offers ample opportunity to create outdoor features such as a kitchen garden, BBQ areas or charming summerhouse.

Directions

Entering Selkirk on the A7 from the South, take a right from Hillside Terrace onto High School Lane and right again at the end of the road. The property is located on the right hand side.
What3Words///swoop.mealtime.luring

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

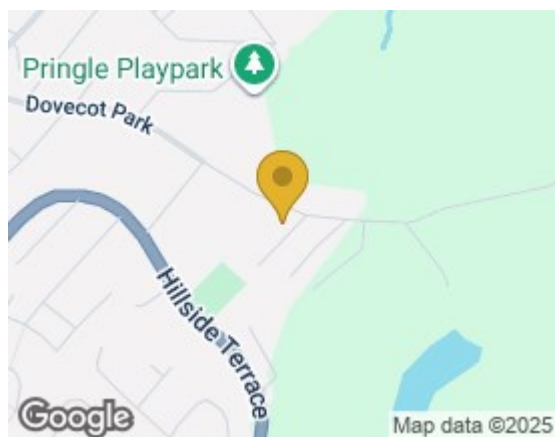
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

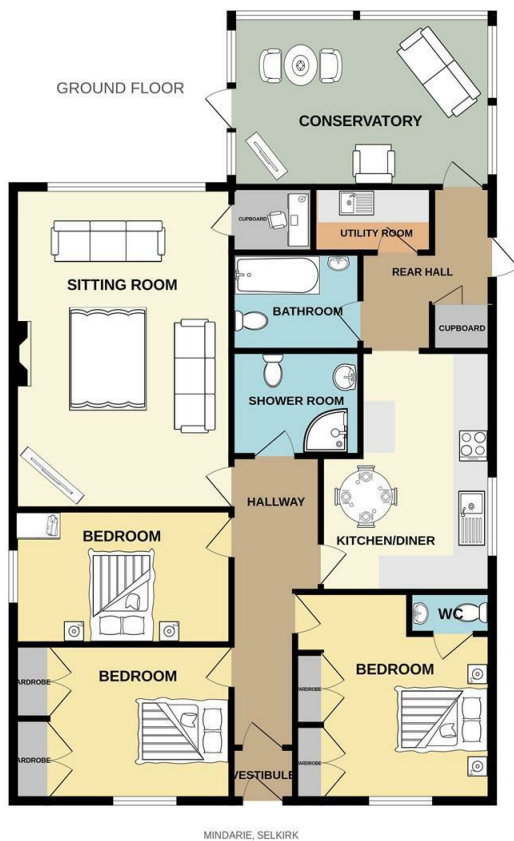
Notice:

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			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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