



1 THE OLD SELKIRK WATERWORKS, SELKIRK

ACCOMMODATION

Hall,
Dining Kitchen,
Lounge,
Three Bedrooms,
Family Bathroom,
Shower Room,
Gas Central Heating,
Double Glazing, Patio and Parking.

FIXED PRICE £135,000

1 THE OLD SELKIRK WATERWORKS, STATION ROAD, SELKIRK

This end terraced house has been created from an attractive listed building which formerly accommodated the Selkirk water works pump station. The conversion has created an incredibly spacious, bright and cheery family house with double glazing and gas central heating. The property offers excellent value for money and undoubtedly is a property which requires to be viewed to full appreciate its size. The property is situated in an area which has been improved in recent time and although there is plenty of parking with the property itself there is no difficulty parking on Station Road itself. The property is in good decorative order and is ready to move into.

HALL 1.57m x 2.38m

Coat hooks. Wooden floor. Access to first corridor (4.90m x 1.70m) with radiator, two x 13 amp sockets and leading into next corridor (3.95m x 1.50m) with deep built-in cupboard with sliding doors accommodating the Worcester Greenstar HE plus boiler along with storage and shelving. 1 x 13 amp socket.

DINING KITCHEN 4.46m x 4.32m

A really good sized room with ample white base and wall units. Red granite effect worktops. Stainless steel sink and drainer. Tiling around work surfaces. Stoves Newhouse G600H stainless steel gas hob with extractor hood above and Stoves Newhouse double oven to the side. Space and plumbing for washing machine and dishwasher. Built-in cupboard (2.22m wide) with sliding doors and shelving. Wooden flooring. Downlighters. Telephone point. TV point. 12 x 13 amp sockets plus dedicated sockets. Radiator. Half glazed door giving access to patio area to the rear. Access via a 15 paned glazed door with 15 paned side panel to Lounge.

LOUNGE 5.33m x 4.45m

A good sized, bright and spacious room which is lit by two large double glazed windows in traditional style outlooking on to Station Road with vertical blinds. Downlighters. Telephone point. 12 x 13 amp sockets. TV and satellite points. 2 x radiators.

BEDROOM 1 3.20m x 3.73m

Also with outlook to Station Road via a large window with vertical blinds. Built-in wardrobe (2.52m wide) with rail and shelving and sliding mirrored doors. 9 x 13 amp sockets. TV point.

BEDROOM 2 3.12m x 2.67m

With similar outlook as Bedroom 1. Built-in wardrobe (1.37m x 0.81m) with shelves and rail. Window with vertical blind. 6 x 13 amp socket. TV and satellite point. Telephone point. Laminated flooring.

BEDROOM 3 3.53m x 2.81m

With windows looking out on to the front area and to the side. Vertical blinds. 6 x 13 amp sockets. TV and satellite points. Telephone point. Laminated flooring. Combi fan light on ceiling.

FAMILY BATHROOM 2.31m x 3.11m

With three piece white suite and Mira Advance electric shower over bath. Concertina shower screen. Tiling around bath. Heated towel rail (on central heating). Extractor fan. Downlighters.



SHOWER ROOM 1.47m x 3.18m

A spacious room with shower cubicle (1.16m x 0.77m) fully tiled with shower fed from the boiler. WC and wash hand basin. Medicine cabinet. Heated towel rail. Downlighters. Extractor fan. Vinyl floor covering.

OUTSIDE:

The front of the property is enclosed with wooden panelled fencing, stone wall and raised flower beds surrounding a tarred area which can accommodate some 3+ cars. To the rear there is a small patio area.

PRICE: Fixed Price £135,000

Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

INCLUDED IN THE PRICE

The carpets and floorcoverings. Integral kitchen equipment.

ENTRY:

By mutual arrangement.

VIEWING:

By appointment through the selling agents Collie & Company, 26 High Street, Selkirk. Telephone 01750 23868.