



**26 THORNFIELD AVENUE,
SELKIRK**

OFFERS OVER £

ACCOMMODATION

Hall,
Livingroom,
Dining Kitchen,
2 Bedrooms,
Shower Room,
Gardens to Front & Rear
Gas Central Heating

26 THORNFIELD AVENUE, SELKIRK

Situated in a mature residential area of Selkirk this terraced house offers spacious accommodation. The property itself has been upgraded in recent time with a completely new kitchen, been freshly decorated, has new carpets and benefits from gas central heating. This is a particularly bright house which has a lovely outlook to the hills to the West and over the garden and open space to the rear.

HALL 3.93m x 2.74m (at deepest)

A good bright Hall which is lit by a part glazed door and from a large stair window. Smoke alarm. Radiator. Wall shelf. 1 x 13 amp socket. Telephone point. Understair cupboard containing the electric meter and 2 x 13 amp socket.

LIVINGROOM 3.80m x 4.30m

Accessed from the Hall by a glazed door this is a very bright room with a large picture window with vertical blinds overlooking on to Thornfield Avenue. Traditional tiled fireplace with cupboard to side. Radiator. 4 x 13 amp sockets. TV point.

DINING KITCHEN 2.85 x 3.13m

A completely renewed Kitchen all to good effect. The Kitchen is well laid out with ample space for a dining table. White base and wall units with open display. Phoenix sink, mini sink and mixer. Larder cupboard (0.70m x 1.80m) with shelving, window and 3 x 13 amp sockets. Neff electric oven and Candy ceramic hob and extractor above. Plumbing and space for washing machine. Tiling around work surfaces. 7 x 13 amp sockets. 3 spot ceiling striplight. Vinyl flooring. Window overlooking on to the rear garden. Glazed door to patio area and rear garden.

From the Hall a staircase to the Upper Landing with a large tall window overlooking to the rear.

LANDING 2.27m x 1.22m

With small window to front. Radiator. 1 x 13 amp socket. Carbon monoxide alarm. Access to roof space. Cupboard (0.95m x 1.41m) offering good storage space with small window and Vokera boiler.

BEDROOM 1 4.01m x 2.80m

A spacious and light room with picture window looking to the West and the hills beyond. Built-in wardrobe with rail and shelf. 3 x 13 amp sockets. Radiator.

BEDROOM 2 2.84m x 4.02m

Again another bright room with window overlooking the rear garden. Built-in wardrobe with shelf and rail. 3 x 13 amp sockets. Radiator.

SHOWER ROOM 1.75m x 2.51m

Fitted with white wc and wash hand basin. Shower cubicle (1.15m x 0.75m) being fully tiled with glazed sliding door. Frosted window. Medicine cabinet. Radiator and wall heater.

OUTSIDE

The front the property is accessed via steps from street level with garden to side with grass and shrubs enclosed with privet and beech hedging. To the rear there is a patio area and a landscaped mature garden with privet hedging, rhododendrons, flowers and grass. Outside cupboard (1.00m x 1.84m) with shelving. Traditional clothes poles.

PRICE:

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

All carpets and floorcoverings. The blinds. Fitted cooker and hob. Washing machine.

ENTRY:

By mutual arrangement.

VIEWING:

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

