



## **27A SPION KOP, SELKIRK**

### **ACCOMMODATION**

Entrance Hall, Lounge,  
Dining Room/Kitchen,  
Three Bedrooms,  
Bathroom,  
Gas Central Heating,  
Double Glazing,  
Landscaped Gardens and Parking

**GUIDE PRICE £149,950**

# 27A SPION KOP, SELKIRK

A most attractive bright and spacious three bedroom semi detached modern property which is situated in a quiet residential area on the outskirts of Selkirk. The property is nicely decorated and comprises gas central heating, double glazing, a professionally landscaped garden and parking for up to three cars.

## HALL

Accessed via a wooden door. Carpeted staircase leading to the upper floor. Parquet hardwood flooring. Open to Dining area. Access to the Lounge.

## LOUNGE 5.83m x 3.51m

A good sized and spacious Lounge which has been tastefully decorated. Large window to the front and another window to the side. Patio doors leading to the back garden. Carpeted flooring. Radiator.

## DINING ROOM 3.55m x 3.29m

Open plan to the Kitchen and the Hall making this a spacious family room. Window to the front of the property. Traditional style radiator. Hardwood parquet flooring.

## KITCHEN 4.46m x 2.54m

A good sized Kitchen which is open to the Dining Room. Fitted with attractive floor and wall mounted units with built in lights. Solid wood worktops. Tiled splash back. Stainless steel sink and drainer. Built-in stainless steel electric oven with five ring gas hob. Space for dishwasher. Space for fridge/freezer. Space for washing machine. Window facing the rear of the property. Hardwood parquet flooring. Door leading to back garden.

A carpeted staircase with wooden balustrade leads from the Hall to the Upper Landing.

## UPPER LANDING

Two large built-in cupboards. Hatch to attic space.

## BEDROOM 1 4.21m x 2.62m

A bright and spacious room with outlook to the front of the property and to the surrounding countryside beyond. Fitted carpet. Radiator.



## BEDROOM 2 3.84m x 2.87m

Outlook to the front. Built-in storage cupboard. Radiator. Fitted carpet.

## BEDROOM 3 3.00m x 2.40m

A single bedroom currently being used as a music room. Window to the side of the property with views over Selkirk. Built-in storage cupboard. Fitted carpet. Radiator.

## BATHROOM 2.13m x 2.08m

Fitted with a three piece suite comprising wc, large traditional style pedestal sink and corner bath with shower above. Black and white tiled floor. Large velux window. Partly tiled.

## OUTSIDE:

The property has a professionally landscaped garden to the side and rear. To the side there is decked area with brick barbecue perfect for sitting out and enjoying the views over the surrounding countryside and across to Selkirk. To the rear there is an area of grass with a paved area. Bench. Two garden sheds. To the front of the property there is a driveway with space to park up to three cars.

## PRICE: Guide Price £149,950

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. Built-in oven and hob. The two garden sheds.

## ENTRY:

By mutual arrangement.

## VIEWING:

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

