



## **30 BANNERFIELD DRIVE, SELKIRK**

### **ACCOMMODATION**

Entrance Hall,  
Lounge/Diningroom,  
Newly Fitted Kitchen,  
3 Bedrooms,  
Bathroom.

Gardens to Front & Rear. Drive-in.  
Full Gas Central Heating & Double Glazing.

**FIXED PRICE £120,000**

# 30 Bannerfield Drive, Selkirk

This end terraced house has been extended and renovated in recent time to great effect and now offers well laid out and spacious family accommodation in an area of Bannerfield where most of the properties are in private ownership. In particular, the property has been extended into the attic space to create a large double bedroom with lots of storage; the kitchen has been completely renewed and generally the property has been re-decorated and now benefits from full gas fired central heating and double glazing with double glazed French doors leading from the lounge on to the decked area to the rear.

This really is a property that needs to be viewed to be fully appreciated.

## **HALL** 1.86m x 1.54m

Accessed by upvc door with double glazed central panel. Six large double glazed panels to the side. Understair cupboard with coat hooks. Electric smoke alarm. 4 x spot ceiling cluster. Radiator. 1 x 13 amp socket. Telephone point. Door leading to the Lounge/Diningroom.

## **LOUNGE/DINING ROOM** 4.85m x 2.53m

A large window overlooks the front garden and drive-in area and double glazed French doors to the rear lead to the raised decked area making this a very bright and cheery room. Gas coal effect fire with wooden surround set on a slate hearth. Alcove to the side with open display and cupboard below. 2 x ceiling lights. 2 x radiators. Wooden blinds to the front window. 6 x 13 amp sockets. TV point. Laminated flooring.

## **KITCHEN** 3.07m (at widest) x 4.07m

Accessed from the Lounge/Diningroom via a 15 paned glazed door. Fitted with a ample base and wall units in light wood facings. Breakfast bar. Stainless steel sink and drainer. Plumbing and space for washing machine. Belling cooker (included in the price). Space for fridge/freezer. Attractive tiling and work surfaces. Laminated tiled floor. Double glazed door leads to the raised decked area. Honeywell central heating programmer. 6 x 13 amp sockets plus dedicated sockets. 4 strip ceiling spotlight. Extractor fan.

A staircase from the Hall leads to the Upper Landing

## **UPPER LANDING** 2.58m x 2.12m

Chrome downlighters. Corner shelves. Radiator with radiator cover. 2 x 13 amp sockets.

## **BEDROOM 2** 3.70m x 2.88m

A spacious room outlooking on to the front area and beyond via a large window with roller blind. Cupboard with slatted shelving. Further cupboard (1.67m x 0.74m) with boiler and hot water tank plus plenty room for storage. Radiator. 7 x 13 amp sockets. TV point.

## **BEDROOM 3** 3.38m x 3.37m

Another bright and spacious room lit by a large window outlooking the rear garden with roller blinds and curtains. Cupboard with slatted shelving. Wall shelves. Telephone point. 5 x 13 amp sockets.

## **BATHROOM** 2.10m x 1.91m

Fitted with three piece white suite. Mira Advance electric shower with shower screen. Tiling around bath. Extractor fan. Radiator. Medicine cabinet. Wall mirror. Roller blind. Vinyl floorcovering. 4 x ceiling spotlights.

From the Landing a further staircase leads to the top floor.

## **TOP FLOOR LANDING** 2.12m x 0.96m

Lit with a velux window. Radiator. 1 x 13 amp socket. Electric smoke alarm.

## **BEDROOM 1** 4.45m x 3.96m

A recently created spacious bedroom with one wall (3.50m x 0.65m) of eaves storage. Further eaves storage cupboard to the side. Radiator. TV point. 9 x 13 amp sockets. Telephone point. wall light. Chrome downlighters.

## **OUTSIDE**

The front area is enclosed with a picket style fence with double gates giving access to a drive-in area which has space for one if not two cars. Small garden area with shrubs. Light and canopy over front door. There is a further side gate for pedestrian access to the property. To the rear of the property there has recently been erected a substantial decked area looking to the West which is level with the French window doors leading from the lounge/diningroom making this an ideal sitting out area for the evening summer sun. Water tap. Beyond the decked area is a common path and thereafter an enclosed garden area which is presently laid out to grass for ease of maintenance and with traditional clothes poles. There is a substantial garden shed and Wendy house.

## **PRICE:**

Fixed Price £120,000. 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 Belling cooker, garden shed, Wendy house, blinds, curtains and light fittings.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

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

