



**50A CHAPEL STREET,
SELKIRK**

ACCOMMODATION

Hall,
Lounge,
Inner Hall,
Kitchen,
Two Bedrooms,
Bathroom

FIXED PRICE £75,000

50A CHAPEL STREET, SELKIRK

This first floor flat is particularly bright and cheery with most room having an outlook through large windows on to the gardens of the Victoria Hall. The second bedroom looks over to the hills to the west. The property is well situated for the centre of town and is nicely laid out with a particularly large and bright livingroom. This would be an ideal first time buy or buy to let.

COMMUNAL ENTRANCE

Shared entrance door from Chapel Street on an entryphone system. The flat is the first door on the left as you go up the stairs.

HALL 1.76m x 1.04m

Cupboard (1) has a shelf and hanging rail and offers good storage. Cupboard (2) contains the hot water tank together with good storage space. Access to roof space. Vinyl floorcovering. Pine lined ceiling. A 15 paned pine door leads to the Lounge.

LOUNGE 2.90m x 5.94m

A very bright good sized room with the tremendous feature of a large glazed arched window taking in one wall overlooking the Victoria Hall. Log effect wall fire. 2 x 3 string of ceiling spotlights. 6 x 13 amp sockets. Telephone point. Storage heater. A 15 paned pine door leads to the Internal Corridor.

INTERNAL CORRIDOR 3.21m x 0.94m

Entry phone. Pine lined ceiling. 1 x 13 amp socket. A 15 paned glazed door leads to the Kitchen.

KITCHEN 2.40m x 2.57m

Another bright room having a nice outlook over the Victoria Hall. Fitted with ample base and wall units with wood faced doors. Stainless steel sink and drainer. Magnet electric oven, hob and extractor hood. Space and plumbing for washing machine. Space for fridge freezer. Strip light. Vinyl floorcovering. 8 x 13 amp sockets plus dedicated sockets.

BEDROOM 1 3.14m x 2.76m

Having a similar outlook as previous rooms. Built-in wardrobe with louvred doors, hanging rail and shelf and storage above. Telephone point. 5 x 13 amp sockets.

BEDROOM 2 3.31m x 2.66m

Outlook over the Town to the West and hills beyond. Wall heater. 6 x 13 amp sockets.

BATHROOM 2.23m x 1.66m

Fitted with three piece suite and Mira Sprint shower above bath with shower screen. Fully tiled around bath. Electric towel rail. Pine ceiling. Extractor fan. Pine medicine cabinet. Shaver socket.

PRICE:

Fixed Price £75,000. 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.

ENTRY:

By mutual arrangement.

VIEWING:

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

