



## **56 SENTRY KNOWE, SELKIRK**

### **ACCOMMODATION**

Vestibule, Hall,  
Lounge, Dining Kitchen,  
WC, Rear Hall,  
Master Bedroom with En-Suite Shower Room,  
Two Further Bedrooms,  
Family Bathroom,  
Gardens to Front & Rear  
Gas Central Heating

**OFFERS IN REGION OF £135,000**

# 56 SENTRY KNOWE, SELKIRK

This house is situated in a mature residential area of Selkirk. The property itself is in good decorative order and offers gas central heating, double glazing, renovated kitchen, en-suite shower room and has nice gardens to the front and rear.

## **VESTIBULE** 1.07m x 0.85m

Accessed via a dark stained door with leaded glazing panel. Cupboard with shelving incorporating the electric meter. A 15 paned door leads to the Hall.

## **HALL** 1.75m x 4.33m

A useful understair area which could be used as a computer area. Smoke alarm. Radiator. Drayton Lifestyle central heating programmer. Cupboard (0.90m x 0.60m) with coat hooks and shelf. 1 x 13 amp socket.

## **LOUNGE** 4.69m x 3.57m

A good sized bright room which is lit by one double and one single window with venetian blinds overlooking the front garden. Radiator. TV point. 8 x 13 amp sockets. Telephone point.

## **DINING KITCHEN** 3.70m x 3.67m

Renovated in recent time to great effect this is a particularly bright and spacious room which is lit via a picture window looking on to the rear garden with roller blind. Ample base and wall units with wood doors and facings. Stainless steel sink, drainer and mixer tap. Ceramic hob with stainless steel Electrolux oven below and stainless steel hood above. Tiling around work surfaces. Space for fridge/freezer. Plumbing for washing machine. Integrated Bosch dishwasher. Tiled flooring. 9 x 13 amp sockets. Telephone point. Radiator. 4 x spot ceiling striplight and further three spot cluster.

## **WC** 0.83m x 1.82m

With wc. Small window. Shelf. Laminated flooring.

## **REAR HALL** 1.74m x 2.16m

Accessed from the Hall via a glazed door with French windows leading out on to the rear decking. Shelf. Coat hooks. Deep cupboard with shelving. Laminated flooring. 3 x 13 amp socket.

From the Hall a staircase leads to the Upper Landing.

## **LANDING** 2.67m x 2.18m

Radiator. Smoke alarm. 1 x 13 amp socket. Access to roof space.

## **BEDROOM 1** 3.63m x 3.09m

A good sized spacious and bright room overlooking the rear garden and to the hills beyond. 4 x 13 amp sockets. Access to En-Suite Shower Room.

## **EN-SUITE SHOWER ROOM** 1.95m x 0.85m

A useful shower room having shower cubicle with concertina door. Small wash hand basin and wc. Extractor fan. Downlighters. Tiled flooring.

## **BEDROOM 2** 3.63m (into door) x 4.14m

A good sized room presently split into two areas with open outlook to the front. 4 x 14 amp sockets.

## **BEDROOM 3** 2.91m x 3.30m

Also with outlook to the front. Built-in cupboard (2.12m x 0.90m) with Alpha combi boiler, shelving and light. 5 x 13 amp sockets.

## **FAMILY BATHROOM** 1.85m x 1.75m

Fitted with three piece ivory coloured suite with antique gold effect taps. Electric shower over bath. Shower screen. Tiling around bath. Chrome heated towel rail. High level window with roller blind. Tiled flooring.

## **OUTSIDE**

To the front the property is reached via a garden path. The front garden is laid out to grass, rockery and shrubs and is enclosed with picket fencing. To the rear the garden is enclosed with a hedge to one side and enclosed boarding fence to the others. Nice decked area which runs into a grassed area. There is a pebble area with rotary drier and garden shed.

## **PRICE:**

Offers in the region of £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**

Integral kitchen appliances. Roller and venetian blinds. Carpets and floorcoverings. Garden shed.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

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

