



64 FOREST ROAD, SELKIRK

ACCOMMODATION

Hall,
Utility Room,
Spacious Lounge/Dining Kitchen,
Inner Hall,
Bathroom,
Two Bedrooms &
Private Garden

Double Glazing & Gas Central Heating.

GUIDE PRICE £85,000

64 FOREST ROAD, SELKIRK

This top floor flat is in a popular location for the town centre and has been renovated in recent time with the creation of a new kitchen, bathroom and upgraded decoration, all too good effect. The property benefits from great views over the town to the hills in the West and is bright and airy with double glazing and gas fired central heating and has a neat and tidy private garden with sitting out area to the rear.

HALL 0.89m x 2.63m

Access to roof space which is part floored and offers useful storage. Radiator. Laminated flooring. Access to the Utility Room.

UTILITY ROOM 0.89m x 2.60m

Offering good storage. Shelving. 2 x 13 amp sockets. Coat hooks.

LOUNGE/DINING KITCHEN 3.71m x 7.73m

This room straddles the width of the total building with windows at either end making this a very bright and cheery living area.

Lounge

Outlook to the West with attractive coal effect gas fire with back boiler set in a tiled hearth with wooden surround. Alcove to side with open shelving and cupboard below housing the gas and electric meters. Brushed stainless steel sockets and switches. Wall lights. 5 x 13 amp sockets. TV and telephone point. Ornamental ceiling lights. Radiator

Dining Kitchen

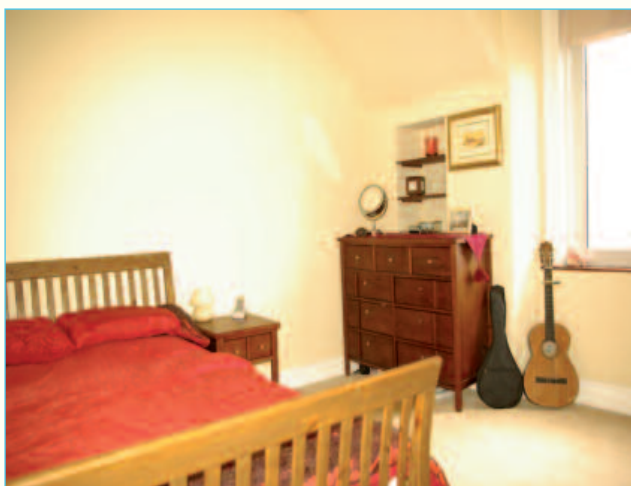
Fitted with ample base and wall units. Stainless steel Hoover gas hob with double oven below and extractor above. Stainless steel round sink with round drainer and mixer tap. Under unit lighting. Integral dishwasher and washing machine. Outlook to rear garden. Space for fridge/freezer. Open shelving. 7 x 13 amp sockets plus dedicated sockets. Telephone point. Ornamental ceiling lights.

INNER HALL 1.41m x 2.08m

Accessing from the Lounge/Dining Kitchen. Laminate flooring. Central heating programmer. 1 x 13 amp socket. Access to secondary roof space.

BEDROOM 1 3.47m x 3.22m

With outlook over to the West creating a light and airy room. Recessed shelving. Central light on dimmer switch. 4 x 13 amp sockets. Radiator.



BEDROOM 2 3.22m x 2.12m

Outlook over to the rear garden. Shelving below window. Further recessed shelving. 3 x 13 amp sockets. Radiator.

BATHROOM 1.85m x 2.18m

Nicely renovated fully tiled bathroom with three piece white suite and curved shower screen with Triton shower worked off the hot water system. Heated towel rail. Laminate tiled floor. Recessed shelves. Ceiling downlighters. Medicine cabinet.

OUTSIDE

There is a storage shed and garden which is laid out with a sitting out area with small pond and plum tree. The garden is neat and tidy with flowers, bulbs and shrubs.

PRICE: Guide Price £85,000

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

Included in price carpets and floorcoverings, light fittings, window blinds. The fridge freezer and tumble drier are available by separation negotiation.

ENTRY:

By mutual arrangement.

VIEWING:

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

