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## **87 FOREST ROAD, SELKIRK**

### **ACCOMMODATION**

Hall,  
Bathroom,  
Lounge,  
Double Bedroom,  
Kitchen,  
Garden

Gas Central Heating & Double Glazing

**OFFERS IN THE REGION OF £59,000**

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# 87 FOREST ROAD, SELKIRK

This garden flat is situated in a popular street in Selkirk and has a wonderful outlook from its front door towards the Lingle Hills and the Three Brethern to the West. The property is well arranged and benefits from double glazing and gas central heating and offers good value for money for either a first time buyer or buy to let.

## **HALL** 1.00m x 1.33m

Accessed via a painted wooden door. Access via a sliding door to Bathroom.

## **BATHROOM** 1.09m x 3.21m

With three piece suite and Triton Madrid shower over bath. Tiling around bath. Large frosted window. Medicine cabinet. Towel rail. Radiator.

## **LOUNGE** 4.14m x 3.22m

Entering from the Hall via a frosted glazed door. This is a bright room with window with venetian blind having an open outlook to the West. Gas coal effect fire on marble hearth with alcove to side with open shelving. Telephone point. 2 x 13 amp sockets. Radiator.

## **BEDROOM** 3.27m x 3.63m

A good sized double bedroom with window to the rear with venetian blind. Wall press housing the meters. Radiator. 2 x 13 amp sockets.

## **KITCHEN** 1.98m x 3.63m

Fitted with ample base and wall units. Stainless steel sink. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Tiling around work surfaces. Cupboard with shelving and offering storage. Window to the rear with venetian blind. Alpha combi boiler. Wall shelf. Vinyl floorcovering. 4 x 13 amp sockets.

## **OUTSIDE:**

To the immediate front of the property there is a patio area which has the benefit of the sun to the very end of the day. Beyond the patio area is garden ground which is laid mostly to grass.

## **PRICE: Offers in the Region of £59,000**

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..

## **VIEWING:**

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

