



**89 BLEACHFIELD ROAD,  
SELKIRK**

**ACCOMMODATION**

Hall,  
Lounge,  
Dining Kitchen,  
Two Bedrooms & Bathroom  
Garden  
Double Glazing & Heating

**Guide Price £85,000**

# 89 BLEACHFIELD ROAD, SELKIRK

This upper flat is situated in a popular location on the periphery of Selkirk and is a bright house which benefits from double glazing and has a great outlook to the hills to the West. The rooms are all well proportioned and there is good storage with the added advantage of the attic/roof space.

## HALL 1.10m x 1.48m

Accessed on the ground floor via a panelled door with glazing high window. A wide staircase leads up to a glazed door giving access to the Upper Landing

## UPPER LANDING 2.44m x 3.08m

Smoke alarm. Creda storage heater. 1 x 13 amp socket. Walk-in cupboard (1.20m x 2.00m) with small circular window, shelving and light.

## LOUNGE 3.88m x 4.15m

A bright room with a wide double glazed window. Traditional tiled fireplace with gas fire thereon. Cupboard to side containing the hot water tank. Creda storage heater. 5 x 13 amp sockets. Telephone point. Three spot ceiling light cluster on dimmer switch.

## DINING KITCHEN 3.12m x 3.16m

A good sized bright Kitchen which has been recently renovated with new units and is large enough for a kitchen table. Great outlook to the West through the double glazed window. Stainless steel sink, mini sink and chrome mixer tap. Stainless steel Indesit double oven with separate stainless steel gas hob with extractor above. Integral Indesit fridge and freezer. Integral washing machine. Marble effect worktops with tiled surround. 4 x stainless steel spot strip light. 9 x 13 amp sockets plus dedicated sockets. Economy 7 Quartz water programmer.

## BEDROOM 1 4.44m x 2.91m

With outlook to the front via another wide window. Panel heater. Cupboard with shelving. 3 x 13 amp sockets.

## BEDROOM 2 4.35m x 2.30m

With outlook to the North-West across to the Linglie Hills. Panel heater. Deep cupboard with shelving. 3 x 13 amp sockets.

## BATHROOM 2.09m x 1.91m

Recently renovated and fitted with three piece white suite. Mira Sport electric shower over bath. Shower screen. Tiling around bath. Frosted window. Creda wall heater. Vinyl floorcovering.

## OUTSIDE

There is a cellar (1.86m x 2.19m) which offers shelving and very useful storage. To the side and to the rear of the property there is a garden area which is laid out to grass with a separate common drying green.

## 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

The carpets and floorcoverings. The integrated kitchen appliances.

## ENTRY:

By mutual arrangement.

## VIEWING:

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

