



9 MUTHAG COURT, SELKIRK

ACCOMMODATION

Vestibule,
Hall,
Lounge,
Kitchen,

2 Bedrooms & Bathroom,
Ample Cupboard Space &
Gas Central Heating

OFFERS OVER £85,000

9 Muthag Court, Selkirk

This second floor flat forms part of a block which has been completely renovated and converted some three years ago. 9 Muthag Court offers a bright and well laid out two bed roomed flat which would be ideal for a first time buy or as an investment. The property has been freshly painted and benefits from gas fired central heating and has a nice outlook to the North West.

VESTIBULE 1.27m x 1.53m

Telephone point. Small radiator. Walk-in cupboard (1.19m x 1.00m) with shelf and coat hooks offering useful storage space.

HALL 1.92m (at widest) x 1.88m

Electric smoke alarm. Radiator. 2 x 13 amp sockets. Cupboard (1.18m x 0.82m) with shelf.

LOUNGE 4.76m x 3.19m

A bright room with a nice outlook to the North-West. Radiator. 8 x 13 amp sockets. Telephone point. Access to Kitchen.

KITCHEN 3.19m x 1.95m

A well laid out bright and cheery kitchen. Fitted with ample base and wall units with light wood effect doors and corner display unit. Colourful splashback tiling around work surfaces. Stainless steel sink, mini sink and mixer. Stainless steel Stoves gas hob with stainless steel electric oven below and extractor above. Plumbing for washing machine and space for fridge/freezer. 12 x 13 amp sockets plus dedicated sockets. Radiator. Extractor. Strip light. Vinyl floor covering.

BEDROOM 1 3.67m x 2.70m

A bright room with a good outlook. Built-in wardrobe with mirrored sliding doors, rail and shelf. Radiator. Shelving. Wall lights. 6 x 13 amp sockets.

BEDROOM 2 3.65m x 2.94m

Another bright bedroom. Built-in wardrobe with mirrored sliding doors, rail and shelf. Radiator. Shelving. Wall lights. 6 x 13 amp sockets.

BATHROOM 2.91m x 1.91m

A good sized bathroom with three piece white suite and separate shower cubicle with shower working off the combi boiler system. Tiling on walls to waist height.

Extractor fan. Vinyl floorcovering. Radiator. Medicine cabinet. Stoptlight incorporating shaver point. Glass shelf.

OUTSIDE

There is communal parking in a courtyard to the rear of the property.

PRICE:

Offers Over £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 fitted appliances.

ENTRY:

By mutual arrangement.

VIEWING:

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

