



## **9 HEATHPARK PLACE, SELKIRK**

### **ACCOMMODATION**

Hall, Lounge,  
Dining Kitchen,  
Two Double Bedrooms  
Bathroom  
Gardens to Front and Rear  
Gas Central Heating  
Double Glazing

**OFFERS IN REGION OF £125,000**

# 9 HEATHPARK PLACE, SELKIRK

Situated in a quiet cul-de-sac this is an attractive, well maintained semi-detached property which has spacious accommodation making this an ideal family home. The property is nicely decorated throughout and benefits from gas central heating and double glazing.

## **HALL** 3.62m 1.83m (at widest)

Accessed via a timber door with glazed side panel. Radiator. Smoke alarm. Understair cupboard providing good storage space and housing the meters. A carpeted staircase leads to the upper floor landing. 1 x 13 amp power point.

## **LOUNGE** 4.35m x 3.18m

Accessed via a 15 pane glazed door this is a bright and spacious room with patio doors overlooking the rear garden. Telephone point. Radiator. 3 x 13 amp power points. TV aerial point. Fitted carpet. Dimmer light switch.

## **DINING KITCHEN** 3.55m x 2.45m

Accessed via a 15 pane glazed door this is another bright room with window overlooking the front garden. Fitted with ample base and wall units. Beige sink with single drainer. Tiling around work surfaces. Gas cooker with extractor above. Fridge freezer. Dishwasher. Radiator. Vinyl floor covering. 9 x 13 amp power points plus dedicated sockets. Telephone point. Worcester 9.24 combi boiler. Vertical blinds.

A carpeted staircase from the Hall leads to the Upper Landing.

## **UPPER LANDING**

Giving access to all upper rooms and roof space. Two deep shelved cupboards providing excellent storage. 1 x 13 amp power point. Smoke alarm.

## **BEDROOM 1** 3.38m x 3.11m

With outlook on to the front this is a spacious double bedroom. Cupboard 1 (0.95m x 0.87m) with rail and shelf. Cupboard 2 (2.00m x 0.95m) is a good deep cupboard. Radiator. 8 x 13 amp power points. Vertical blinds. Fitted carpet.

## **BEDROOM 2** 2.87m x 2.33m

With outlook to the rear of the property this is another good sized double bedroom. Radiator. 6 x 13 amp power points. Wardrobe with sliding doors, hanging rail and shelf. Fitted carpet.

## **BATHROOM** 2.15m x 1.68m

With three piece coloured suite and Mira Zest electric shower over bath. Shower screen. Fully tiled around bath and splashback at sink. Radiator. Fitted carpet.



## **OUTSIDE:**

The gardens are well maintained to the front and rear of the property. To the front the garden is walled and is laid for ease of maintenance to grass with flower borders. Drive-in suitable for three cars to the side. To the rear there is an attractive patio area leading out from the Lounge and is mainly laid in slabs. Water tap. Garden shed with power and light. Greenhouse (may be available by separate negotiation). Please note: the plastic greenhouse will be removed.

## **PRICE: Offers in the Region of £125,000**

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 gas cooker. The fridge freezer and dishwasher (no warranty given). The garden shed. The greenhouse may be available by separate negotiation.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

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