

# edingtons w.s.

solicitors and estate agents

## **SELKIRK** **50c Chapel Street** **Guide price of £65,000**



**First floor Flat situated within the heart of the town**  
**Ideal first time buy or buy to let**

- **Communal Hall**
- **Hall**
- **Lounge**
- **Kitchen**
- **Double Bedroom**
- **Bathroom**
- **Double Glazing**
- **Electric Heating**
- **Shared drying area**
- **Central location**

Edingtons W.S., Solicitors & Estate Agents  
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This is a bright and spacious 1 bed first floor flat situated within the heart of the town but enjoying a peaceful location with lovely views over the Victoria Hall gardens from the feature arch window in the lounge. The property is nicely decorated throughout, benefits from a secure entry phone system, double glazing and electric heating and is an ideal first starter home or rental investment. There is also a shared drying area to the side, and ample on street parking.

### Accommodation

#### Communal hallway

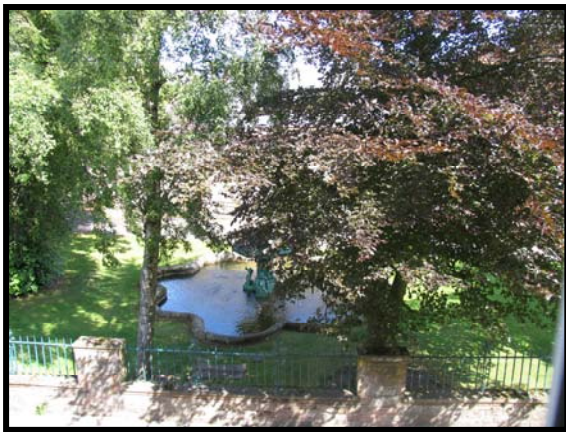
The property can be accessed via a door with entry phone system to the front of the property which is shared with 2 other properties. 50c is located on the first floor (top) at the end of the bright and well maintained hallway.

#### Hallway 1.49m x 0.90m

A solid door leads into this L shaped entrance hall which is decorated in neutral tones and gives access to all accommodation. It has a large shelved cupboard and a small cupboard above the entrance door housing the electric meters. Radiator. Entry phone. Hatch to attic space.

#### Lounge 4.13m x 3.85m

This spacious room, decorated in neutral tones takes full advantage of the lovely garden views from the large feature window which runs virtually the full length of the front aspect. Radiator. TV point. Telephone line with broadband.



#### Kitchen 2.98m x 2.07m

This nice, bright room is furnished with a good range of pine floor and wall units and is finished with co-ordinating work surfaces and practical vinyl flooring. It has a stainless steel sink and drainer situated below the window, integrated electric hob, electric oven and extractor hood and there is also space for a fridge, washing machine and folding table and 2 chairs.



#### Bedroom 3.73m x 2.47m

This bright room set to the rear of the property has a window and a fitted wardrobe with pine louvre doors.

#### Bathroom 2.45m x 1.88m

This room is furnished with a 3 piece coloured suite consisting of WC, wash hand basin and bath with electric shower over and is finished with pine panelling to bath and ceiling, tiles to ceiling height around bath/shower area and vinyl flooring. There is a frosted window for light and ventilation and a wall mounted fan heater.

#### Outside

Shared drying area which holds the properties bike shed which is being left. On street parking.

#### Extras

All fitted floor coverings. All light and bathroom fittings. All curtains, blinds and poles. Integral electric hob, oven and extractor fan in kitchen. Bike shed

#### Services

Mains water, drainage and electricity. Council tax band A Home report in place.

#### Viewings

Strictly through selling agents.

#### Entry

Negotiable.

#### Price

Guide price £65,000

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