HASTINGS LEGAL







Corbie View, 16 Taits Hill, Selkirk, TD7 4LZ

Offers over £135,000

PROPERTY & LEGAL

3 bed | 1 public | 1 bath

Council Tax B

EPC : C (72)

HIGHLIGHTS

- Central location for Selkirk amenities
- Excellent condition as reflected in Home Report
- Garden & garage
- Comfortable living accommodation on one level
- Generous garden





Taits Hill is an excellent location within Selkirk, quietly tucked away from the main thoroughfare yet conveniently placed for access to the A7 and the amenities of the town, with the surrounding countryside quite literally on the doorstep. This charming main-door garden apartment has been immaculately cared for and offers a welcoming, well-presented home, ideally suited to first-time buyers or those seeking the convenience of ground-floor living.

A driveway and garage sit to the side of the property, while a gated entrance opens to a neat garden frontage. The sun porch provides an inviting entrance, offering a lovely spot to sit and enjoy the outlook. From here, the inner hallway leads through to a comfortable sitting room, complete with feature fireplace, and an adjoining kitchen which enjoys a particularly pleasant aspect over the rear garden towards the rolling hills beyond. Also accessed from the hall, the recently refitted shower room is finished in a fresh, contemporary style. The principal bedroom sits adjacent and benefits from useful built-in storage. To the rear, the second bedroom has been cleverly partitioned to create two separate spaces, offering excellent flexibility for guests, a home office or additional accommodation. The partition can easily be removed to reinstate the room as one generous bedroom, if preferred. Further practical space is provided by a cellar, accessed externally at the side of the property, which has been fitted out as a useful utility and laundry area, with excellent additional storage.

The gated rear garden is generous in its proportions and has been thoughtfully arranged for ease of maintenance and enjoyment. Predominantly laid with artificial grass, with attractive chipped borders, it also features a terraced seating area beneath a pergola, a dedicated clothes-drying area and an abundance of colourful potted plants, creating a lovely space to relax and enjoy the outdoors.

Location
The property is ideally placed within Selkirk for all town amenities and with a good selection of small local shops providing for everyday requirements, as well as schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and A68 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and nearby stations at Galashiels and Tweedbank. The area also has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills, scenic valleys and two golf courses all close to hand.

Accommodation
Sun Porch, Hall, Living Room, Kitchen, Shower Room, Three Bedrooms, Cellar Utility.

Additional Information
All fixed items including curtain poles, curtains, blinds, integrated kitchen appliances and cooker, as viewed, are included in the sale price.

Viewing & Home Report
Viewing is initially by virtual tour accessed via Hastings Legal, Hastings Youtube channel or website. For further enquirers or to arrange an appointment to view, contact Hastings Property on 01750 724160 or enq@hastingslegal.co.uk – viewings are strictly by prior arrangement only.

Price & Marketing Policy
Offers Over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.