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4 Marion Crescent, Selkirk, TD7 4LY

Offers Around £225,000

Full Description

4 Marion Crescent forms a well-proportioned semi detached three storey family home in the popular market town of Selkirk. Offering spacious and well appointed living accommodation, the property is situated in a quiet street of a handful of properties and benefits from a delightful view over the town. The front is entered via a timber front door, the vestibule leads through to the hallway where a carpeted stairs provides access to the upper levels. Situated on the ground floor is the sitting room, dining room and kitchen. The sitting room is a bright room overlooking the front of the property via a double glazed window. There is attractive stripped timber flooring and the main focal point in here is the cast iron fireplace with inset gas fire. An open archway leads through to the dining area with double glazed window to the rear and ample space for a large dining table and chairs. A door from here leads through to a back hallway which has a storage cupboard, access to the kitchen and the back door out. The kitchen is a well appointed room with a range of cream floor and wall mounted units and tile effect flooring. There is space for an upright fridge freezer, washing machine and dishwasher. There is also an integrated double electric oven, matching hob and chimney style extractor fan above. Located beneath a window to the rear is a single bowl sink and drainer with mixer tap. The first floor is accessed from the carpeted stairway and provides access to two double bedrooms and a smaller single room currently used as a home office. All the bedrooms are decorated in neutral tones and have carpet flooring in place. Also housed on the first floor is the four piece bathroom with shower enclosure, roll top bath, WC and wash hand basin. The shower enclosure has a chrome shower run off the boiler and there is a storage cupboard housing the water tank. From the first floor landing, a turning staircase leads up to the second floor where a shower room, bedroom and storage room are located. The three piece shower room is a useful additional facility with a shower enclosure (electric shower), wash hand basin and WC. The bedroom is a generous double with coombed ceiling and window to the side plus a Velux allowing a flood of natural light. There is neutral décor and carpet flooring. Completing the second floor accommodation is a small storage room with Velux window and access to the eaves. Externally at the front of the property is a pleasant patio offering a wonderful view over the town. Steps leads down (over a footpath) to another area of private garden ground laid to lawn with clothes drying facilities. To the rear is private parking for one car and a timber lock up offering external storage that benefits from an external tap and power. The Royal Burgh of Selkirk is a wonderful town steeped in a sense of history and tradition. It offers a multitude of varied attractions, including the Locharron Visitor Centre, Philipphaugh Salmon Viewing Centre, Selkirk Golf Course, Woll Golf Course, Selkirk Leisure Centre, Bowhill Estate and the Haining House and woodland walk. The town boasts a number of independent shops and bistros as well as excellent schooling, and is also the venue for the famous common riding. The area offers extensive opportunities for walking, golfing, mountain biking, cycling, horse riding and fishing. The surrounding Border towns are easily accessible and the Borders railway only a 10-minute drive away. ROOM SIZES: Sitting Room 4.10 x 2.01 Dining Room 4.62 x 2.01 Kitchen 2.02 x 2.96 Bedroom One 2.01 x 4.51 Bedroom Two 2.21 x 2.22 Bedroom Three 2.31 x 3.30 Bathroom 2.94 x 2.94 Bedroom Four 2.87 x 5.06 Shower Room 2.50 x 1.50

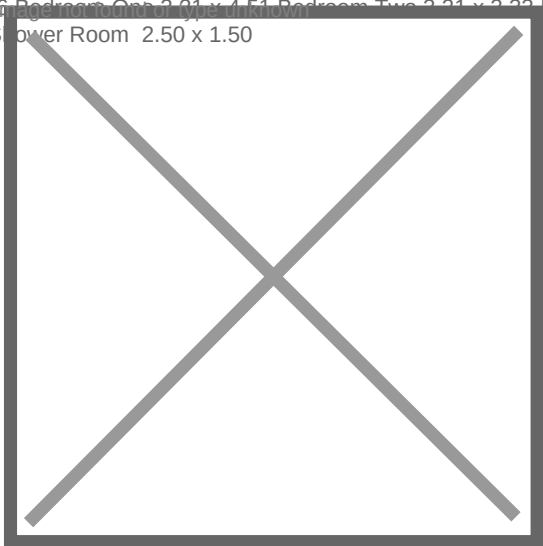
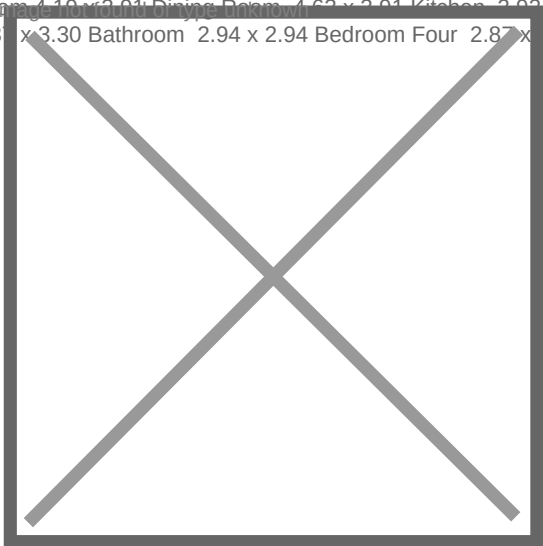


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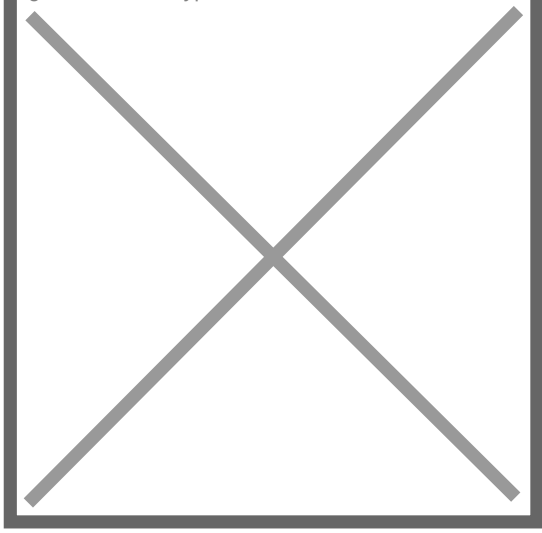


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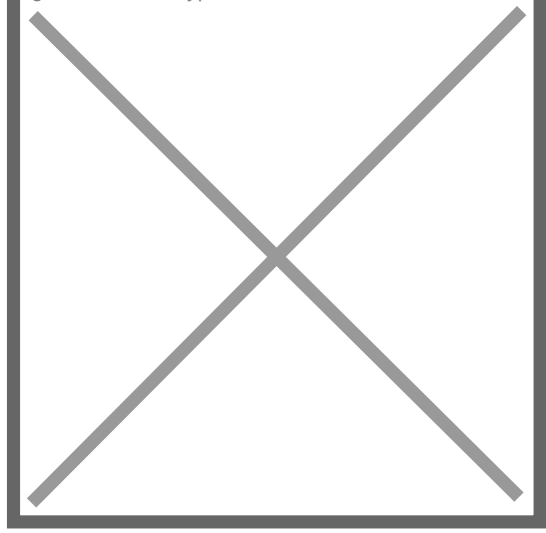


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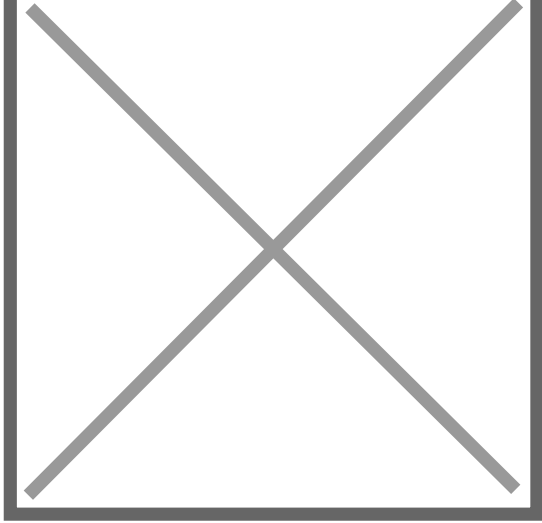


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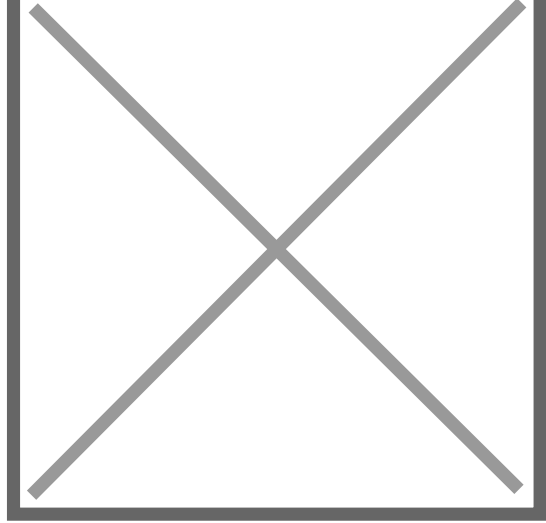


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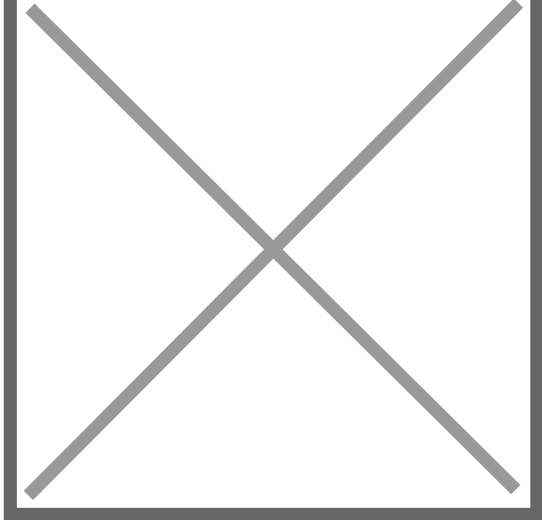


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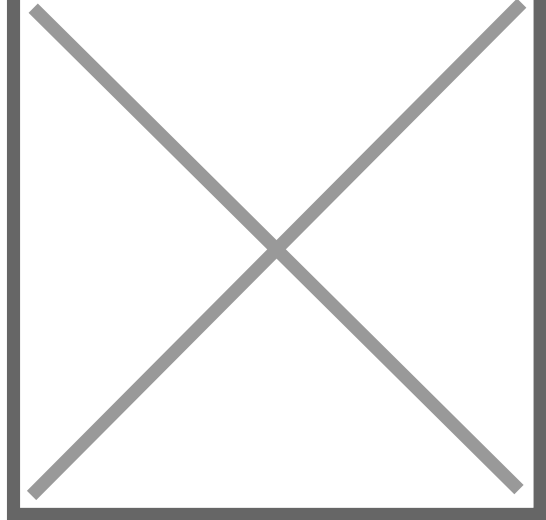


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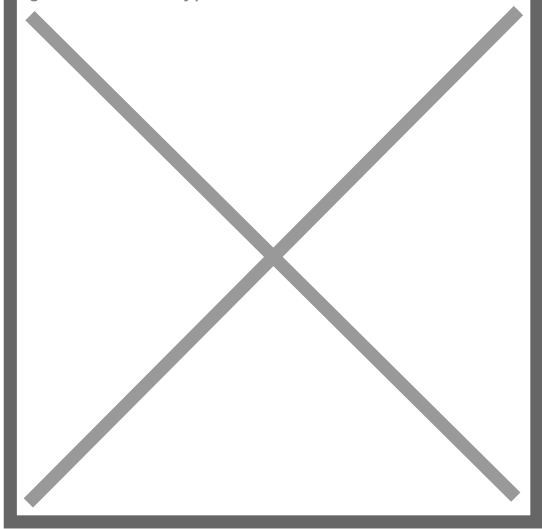


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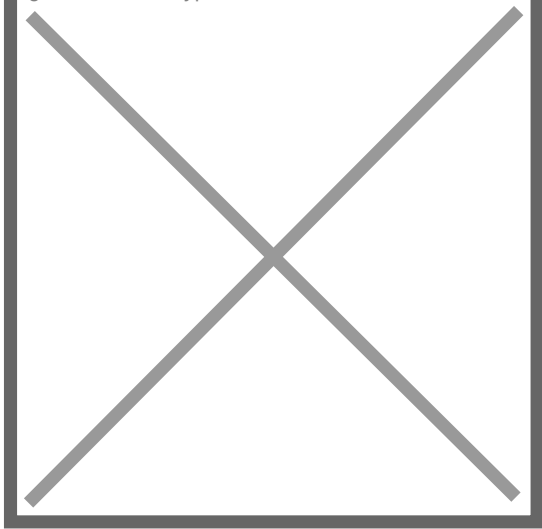


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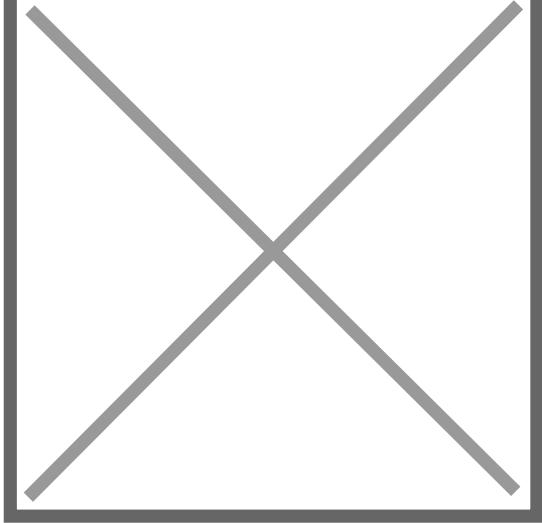


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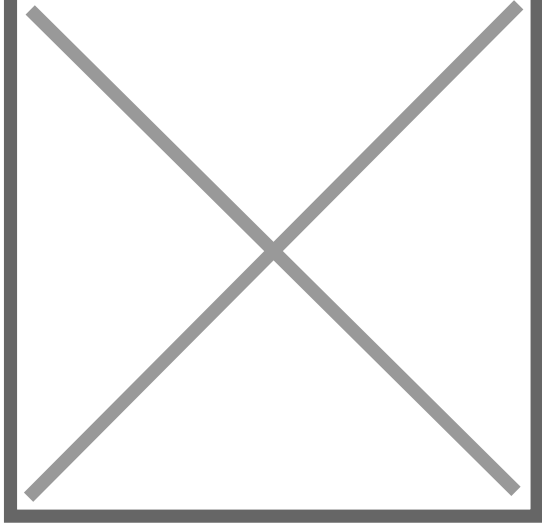


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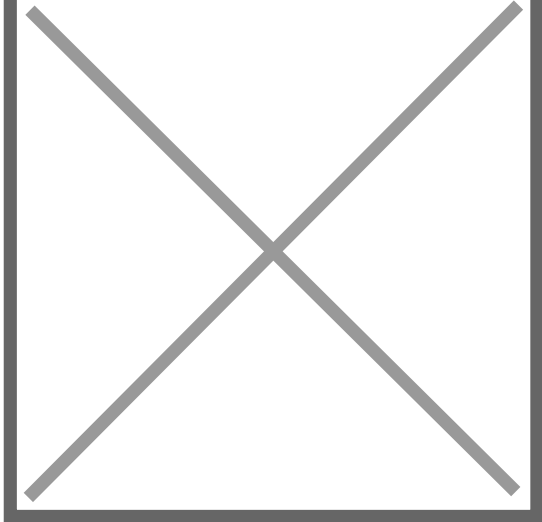


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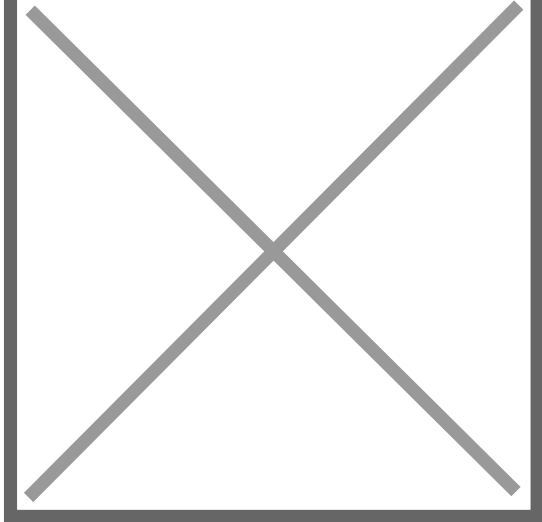


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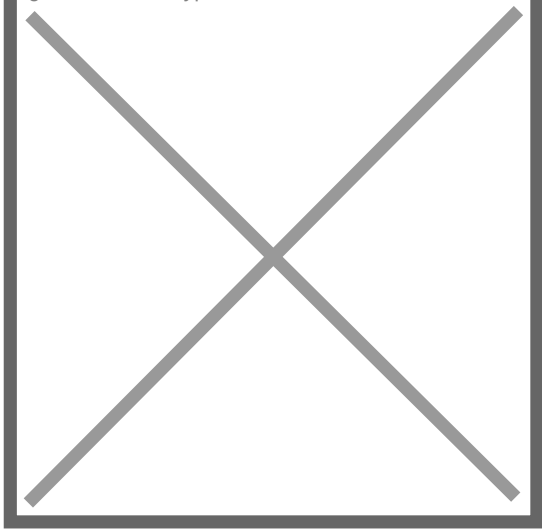


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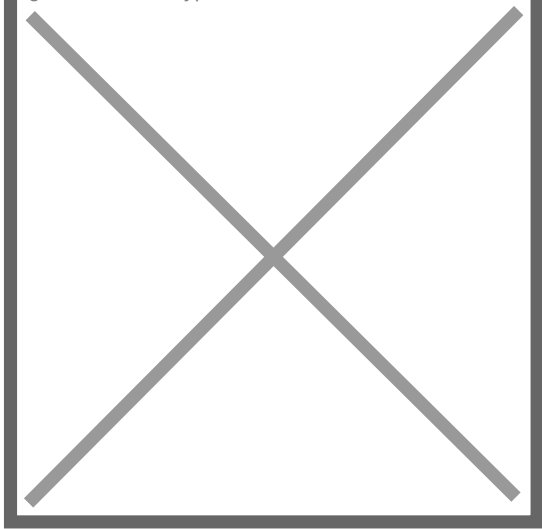


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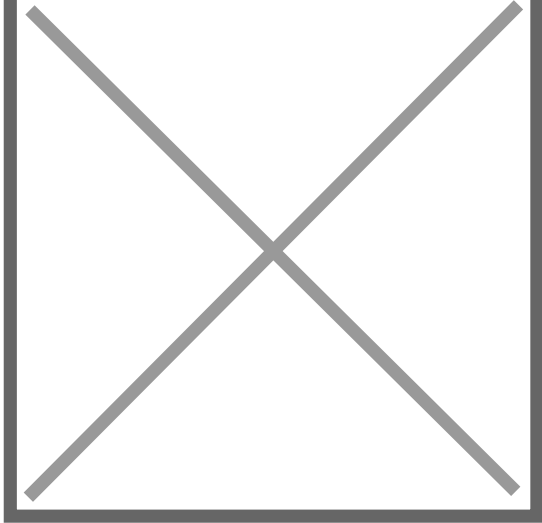


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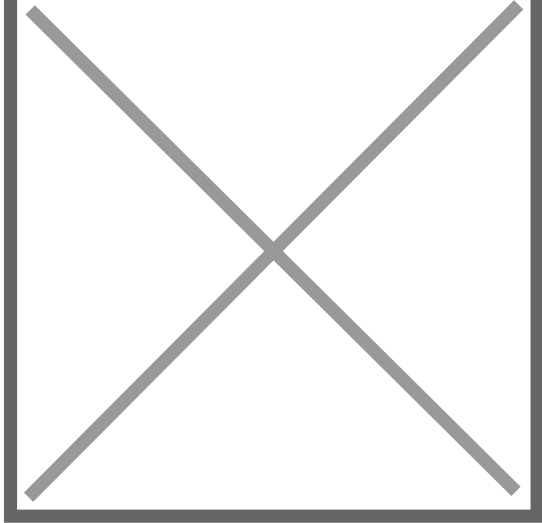


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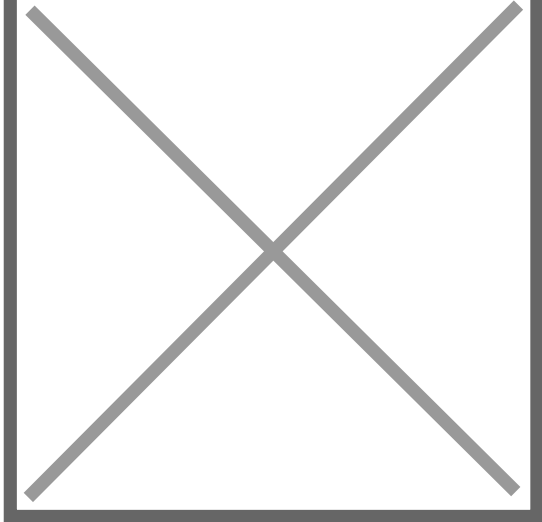


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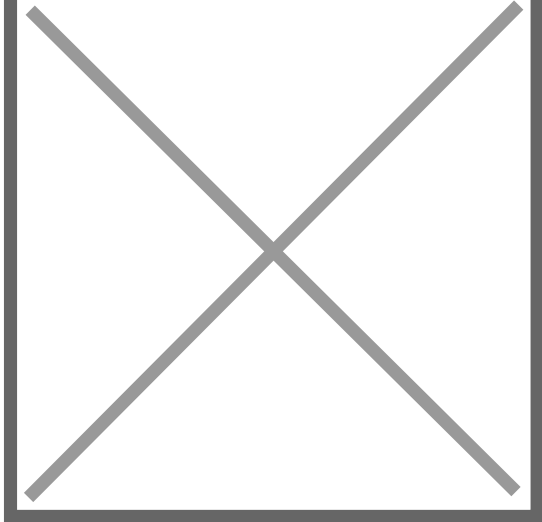


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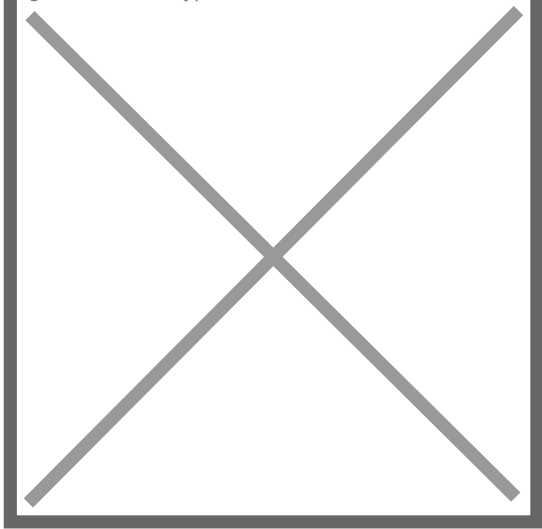


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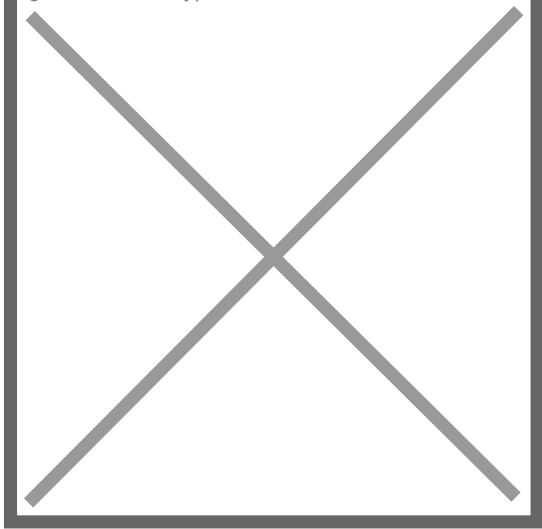


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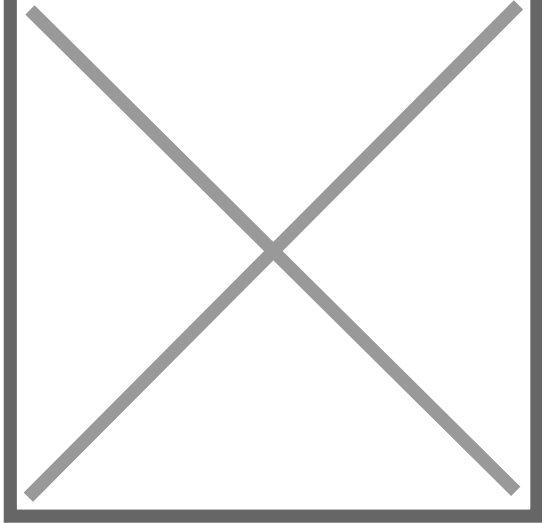


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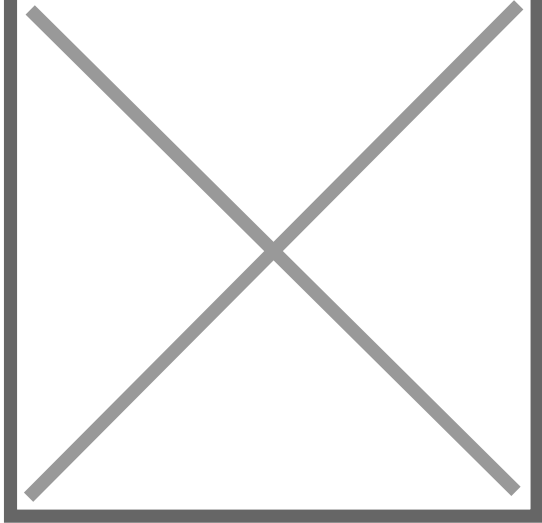


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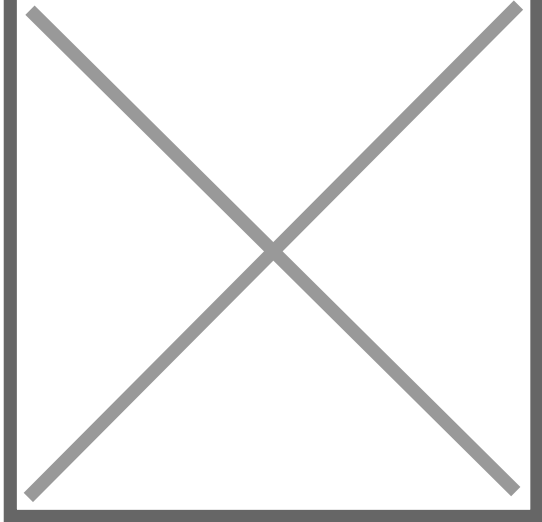


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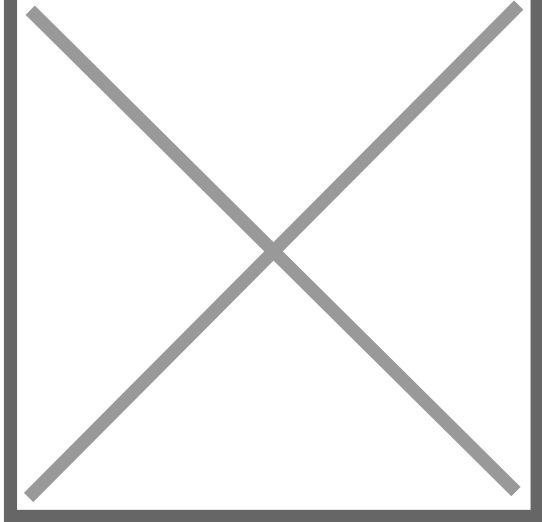


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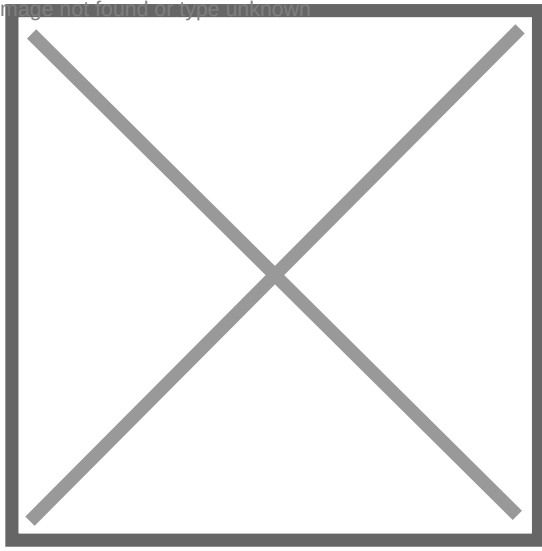


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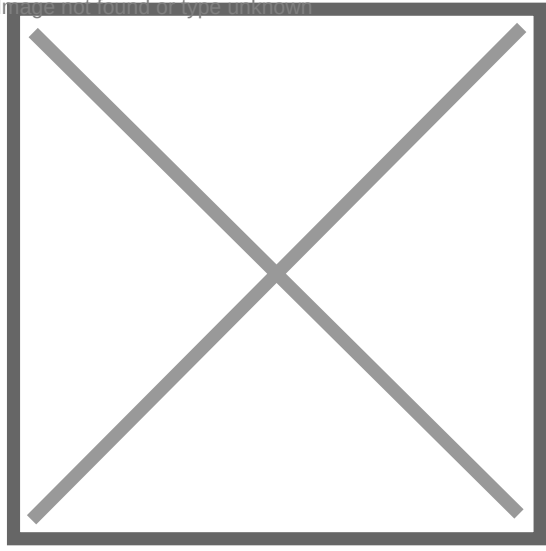


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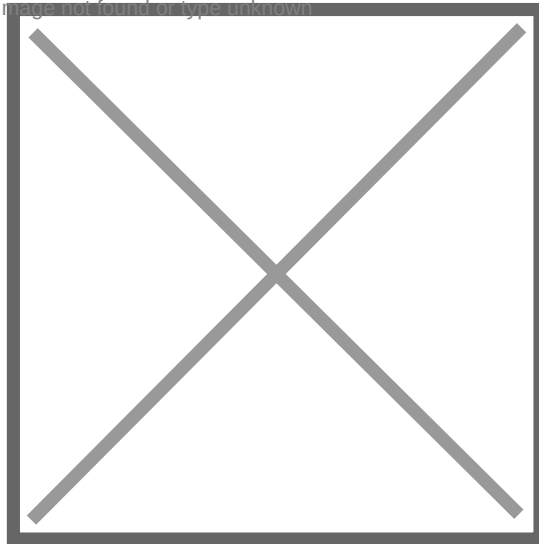
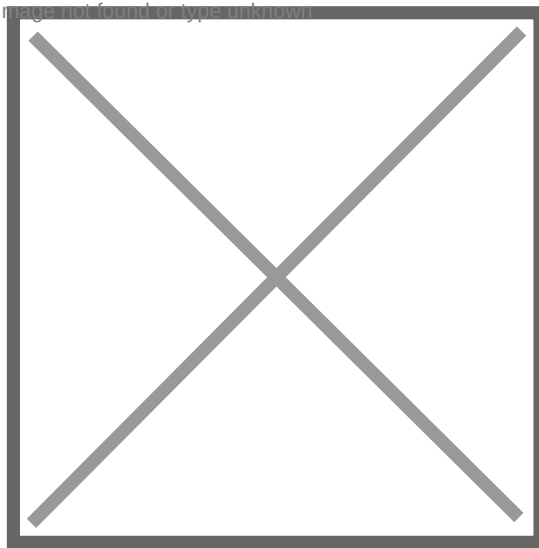


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