



24 Kilncroft

Selkirk, TD7 5AQ



This Quaint Stone Built End Terraced Cottage, Offers An Ideal Combination Of Cosy Living Space And Outdoor Amenities With Lovely Enclosed Garden And Dedicated Driveway.



24 KILNCROFT

Nestled in the scenic surroundings of Selkirk, 24 Kilncroft enjoys comfortable room proportions and would make an ideal purchase for a first time buyer, within easy reach of essential amenities and local countryside. A large living room enjoys plentiful natural light and the modern kitchen benefits from plenty of units and work surfaces. A bright conservatory provides the perfect spot for relaxation and enjoying the views of the garden.

A carpeted staircase leads to the two generous bedrooms alongside the family bathroom.

Positioned at the end of a row, the property benefits from a dedicated driveway which offers convenient private parking. A delightful enclosed garden accompanies the cottage, offering a private and serene outdoor space for relaxation and the green fingered enthusiasts.

LOCATION

The former County Town of Selkirk lies within the prime catchment area of the Central Borders. The town itself has retained its county charm and has a good range of recreational Services and educational facilities including a swimming pool, gym, restaurants, shops and a scenic golf course. The area is surrounded by rolling hills and lies close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders with excellent walking and cycling country on the doorstep.

HIGHLIGHTS

- Charming stone built cottage
- Driveway provides private parking
- Delightful enclosed garden
- Ideal first time buyer opportunity

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Conservatory, Cloakroom with WC, Two Bedrooms, Family Bathroom.

SERVICES

Mains water, drainage, gas central heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, most light fittings, kitchen fittings excluding white goods and bathroom fittings. Approx. internal floor area is 67m².

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £155,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.