

LEGAL  
HASTIN & S



Cairncoed, 48 Hillside Terrace

Selkirk, TD7 4ND

Offers Over £325,000





This welcoming detached bungalow sits in a superb plot within the popular market town of Selkirk - with excellent privacy and a wonderful garden, all within easy walking distance of nearby amenities, convenient transport links and the Border Railway just 15 minutes' drive - making this an ideal home for families and retirees alike.



## CAIRNCOED

Set back from the road leading into town, a generous garden frontage and large drive screen the property and allow for plenty of secure parking with a garage to the far side. The property sits in a gently elevated spot, with pleasant outlooks over the neighbouring town and countryside.

Internally the property is immaculately presented and kept, with excellent levels of natural light and a good layout.

The main public room sits to the front; with a large window providing outlooks across the greenery and view beyond. This spacious room makes for a well-appointed lounge with feature fireplace, connecting through to an open plan dining area and fully fitted modern kitchen, with a super sunroom to the rear enjoying the best of the garden.

Across the hallway three bright double bedrooms are well presented, with a fourth single or study area, and a modern family bathroom.

In addition to the sheltering garden frontage, the main gardens are set in absolute peace to the rear. With a patio and seating area opening directly from the sun room, gently terraced in colour sections the garden provides mature planted beds, herbaceous borders, screening hedges and a large stretch of lawn.

## 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

- Super detached bungalow
- Beautiful garden
- Central position
- Private setting

## ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Room, Fitted Kitchen, Sunroom, Three Double Bedrooms, Family Bathroom, Single Bed Four/Study, In-Built Storage. Garage.

## SERVICES

Mains water, drainage, gas and electricity.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, kitchen fittings, bathroom fittings and light fittings.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY

Band D.

## TENURE

Freehold

## VIEWING

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## MARKETING POLICY

Offers over £325,000 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](mailto: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.



