

HASTIN & S<sup>LEGAL</sup>



Braeholm

Selkirk, TD7 5DF

Offers Over £205,000



3 bed



1 public



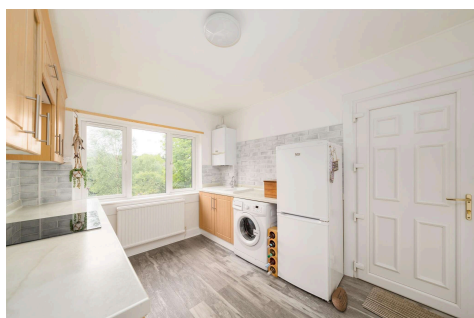
1 bath



A Detached Bungalow In A Private Setting  
With Three Bedrooms, Sunny Wrap Around  
Gardens, Garage/Workshop And Parking.

Entrance Hall, Living Room, Dining Room,  
Kitchen, Two Bedrooms, Bathroom





Set in a peaceful and private location, this charming detached bungalow sits on a generous plot and is arranged across a single level for ease and comfort.

The property offers three well-proportioned bedrooms, a modern fitted kitchen, and a stylish contemporary shower room. Surrounded by wrap-around gardens that enjoy sunlight for most of the day, the outdoor space is perfect for relaxing, entertaining or gardening enthusiasts. Additional benefits include a single garage/workshop and off-road parking for two vehicles.

## LOCATION

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

## HIGHLIGHTS

- Detached bungalow on generous plot
- Tucked away, private location
- Three Bedrooms
- Wrap around gardens
- Single garage/workshop

## ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Two Bedrooms, Bathroom

## SERVICES

Mains services, electricity, gas central heating.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## 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](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.

## PRICE & MARKETING POLICY

Offers over £205,000 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.