

**Selkirk**

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## 3b Hill Street

Selkirk, TD7 4LU

**Guide Price £57,000**



3b Hill Street is an easily maintained one bedroom ground floor flatted dwellinghouse situated in a quiet residential street within easy reach of the town centre. The accommodation comprises communal entrance hallway, lounge, kitchen, bedroom and modern bathroom. Externally, there are areas of private garden to both front and rear together with two coal houses providing good storage facilities and ample on street parking. This property would be ideally suited to a first time buyer or as a rental investment, having been successfully rented in the past.



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Selkirk, TD7 4LU

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Accommodation:  
Communal Entrance Hallway  
Lounge  
Kitchen  
Bedroom  
Bathroom

Outside:  
Areas of Private Garden to Front and Rear  
Two Outhouses

#### Situation

Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

#### Fixtures and Fittings

All fitted carpets and floorcoverings, the blinds throughout, the kitchen, bathroom and light fittings.

#### Services

Mains gas, electricity, water and drainage. Gas central heating.

#### Council Tax Banding

A

#### EPC Rating

D

#### Entry

By mutual agreement.

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