

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5 Thornfield Avenue, Selkirk

TD7 4DT

**Offers Over £105,000**



5 Thornfield Avenue is a beautifully presented first floor quarter villa, situated within an established and sought after residential area which is within easy walking distance of the town centre and all the excellent amenities on offer within Selkirk. Boasting spacious accommodation throughout and benefiting from a bright lounge, fitted dining kitchen, two double bedrooms, utility cupboard and a contemporary shower room. Externally there is a generous garden to the front, side and rear which is planned for easy maintenance and has two sheds. The front garden could potentially serve as a drive, subject to the necessary planning consents. Early viewing of this lovely property is an absolute must.



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TD7 4DT

Offers Over £105,000

Internal Stairs  
Hall  
Lounge  
Dining Kitchen  
Two Double Bedrooms  
Shower Room  
Utility Cupboard

Gas Central Heating  
Double Glazing

Garden to Front, Side & Rear  
Two Sheds



### Location

Selkirk is nestled in the heart of the central Borders, an area celebrated for its tranquil lifestyle, rich history, and breathtaking landscapes. Its convenient access to the towns of Midlothian, the city bypass, and even the centre of Edinburgh makes it increasingly appealing for commuters seeking to escape the hustle and bustle of urban life. The town itself offers a range of recreational and educational amenities, along with a selection of hotels, bars, shops and restaurants that meet daily needs. For more extensive shopping options, major retail outlets are available in Hawick (around 12 miles away) and Galashiels (around 6 miles away). Surrounded by rolling hills, the area boasts numerous leisure activities, including a popular golf club, two bowling clubs, a swimming pool and rugby. The Waverley rail line connecting Edinburgh with Tweedbank is just a 10-minute drive away.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The summerhouse is specifically excluded from the sale.

### Services

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

### EPC

D

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01750 723868**

26 High Street,  
Selkirk, TD7 4DD  
Phone: 01750 723868  
Fax: 01750 23866  
Email: selkirk@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**5 Thornfield Avenue, Selkirk**

Approximate Gross Internal Area = 75.7 sq m / 815 sq ft

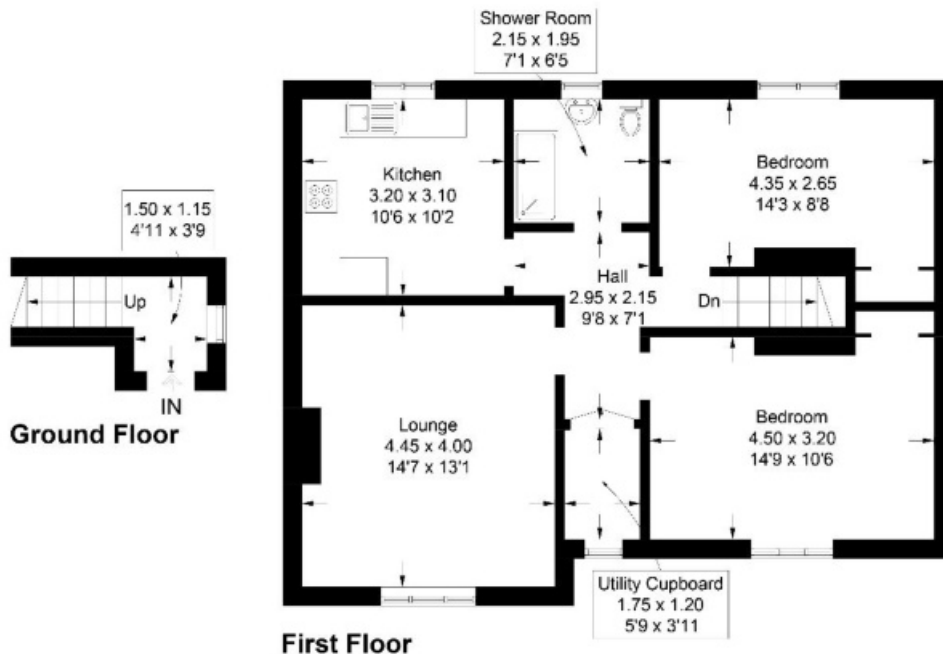


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (101075036)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.