

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



17 Mill Street, Selkirk

TD7 5AE

Guide Price £230,000



17 Mill Street is a traditional detached property, located in a popular residential area which is within comfortable walking distance of the town centre and all the excellent amenities on offer within Selkirk. The substantial property offers a flexible and versatile layout which can be utilised according to individual needs and would be an ideal family home in a great location. The accommodation comprises: Front Porch, Hall, Lounge, Dining Room, Dining Kitchen, Three Bedrooms, Library/Sitting Room/Bedroom, Bathroom. Externally, there is a private garden to the front and rear. Viewing recommended to fully appreciate.



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Porch
Hall
Lounge
Dining Room
Dining Kitchen
Three Double Bedrooms
Library/Sitting Room
Bathroom

Gas Central Heating
Partial Double Glazing

Garden to Front & Rear



Location

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 by-pass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for every day needs, but a wider range of major retail outlets can be found in both Hawick (around 12 miles) and Galashiels (around 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer, including a popular golf club, two bowling clubs, swimming pool, horse riding and rugby. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

Fixtures & Fittings

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

Services

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

EPC

D

Council Tax Band

D

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

Also At:
Galashiels, Tel 01896 758 311
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
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Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122614)

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.