# **Selkirk** Call 01750 723868



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Alton, 22 Taits Hill Selkirk, TD7 4LZ

# Guide Price £225,000

Alton, 22 Taits Hill is a three bedroom bungalow situated in a quiet residental street a short walk from the town centre. The property itself offers flexible accommodation, with one of the bedrooms currently being utilised as a dining room. In addition, there is a large fully floored loft, providing ideal storage facilities or with the potential to extend the accommodation, subject to the appropriate consents. Externally, there is generous garden ground to both front and rear, with a lovely outlook from the rear garden over the town and nearby countryside. A detached garage and driveway provides off street parking. Early viewing advised.



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Accommodation: Entrance Hallway Lounge Kitchen leading to rear porch Three Bedrooms Shower Room

Fully floored loft

Outside: Garden to front and rear Garage and driveway





#### 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 bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside 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 everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer including a golf course, swimming pool, horse riding and rugby club. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

#### Services

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

### **Fixtures and Fittings**

The sale shall include the cooker, the washing machine, all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

EPC

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#### Viewings

Strictly by appointment with the Selling Agent

Entry By mutual agreement

Council Tax Banding















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# 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:

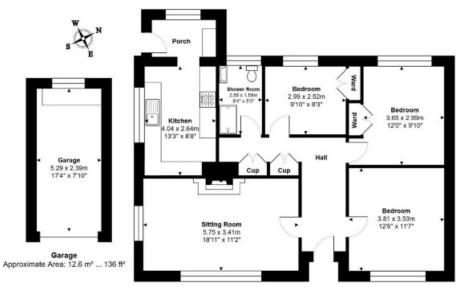
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## 22 Taits Hill, Selkirk, TD7 4LZ

Approximate Gross Internal Floor Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup> (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

· PROPHOTO



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.