

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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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 residential 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

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D



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
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



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Approximate Gross Internal Floor Area: 86.2 m² ... 928 ft² (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

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.