

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Craig Brown Avenue

Selkirk, TD7 4NB

**Guide Price £280,000**



Tucked away in a quiet and sought after area of Selkirk just a short walk from the town centre, 9 Craig Brown Avenue is a unique detached villa presented in move in condition, having been sympathetically modernised and upgraded by the current owners. The well proportioned accommodation consists of entrance hallway, lounge, kitchen, diningroom/sunroom, utility room, three double bedrooms (one of which provides access to the roof) and shower room. Externally the property benefits from a large roof terrace, garden ground to the rear laid out in hard and soft landscaping together with a driveway with space for several cars and a double garage/workshop. This is a one of a kind property and early viewing is recommended.



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Accommodation  
Ground Floor:  
Entrance Hallway  
Lounge  
Kitchen  
Diningroom/Sunroom  
Utility Room  
Double Bedroom  
Shower Room

First Floor:  
Two Further Double Bedrooms

Outside:  
Roof Terrace  
Garden to rear  
Driveway and Parking Area with space for several cars  
Double Garage/Workshop



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

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings. Please note the mirror in the shower room shall be specifically excluded from the sale.

### EPC

D

### Viewings

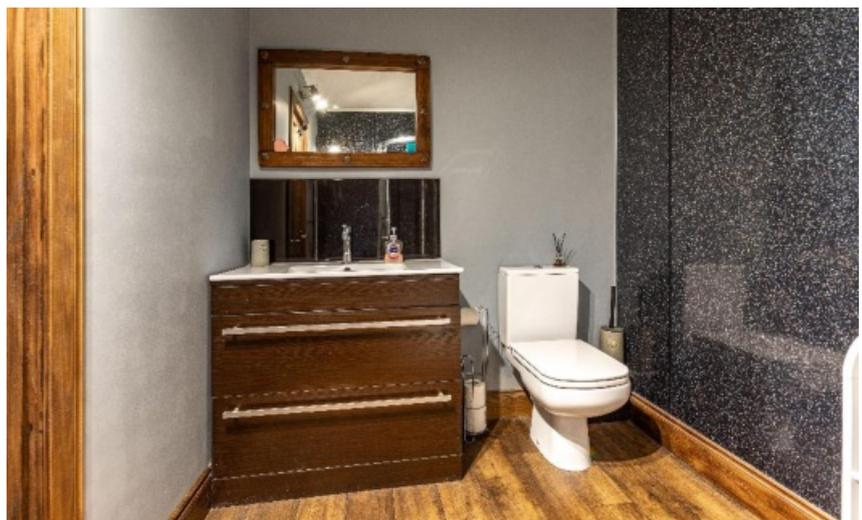
Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

E



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



### 9 Craig Brown Avenue

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



Illustration for identification purposes only. Measurements are approximate, not to scale. Fourlabs.co © (ID1156792)

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