

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



13 Hallidays Park, Selkirk, TD7 4LA

Guide Price £165,000



This end terraced 3 bedroom property is the perfect family home, ideally situated in a quiet cul de sac with convenient access to the town centre. Extended in recent times to enhance the living space, this property offers generous accommodation, including a bright conservatory that opens to a private rear garden. Presented in very good condition, this home features well-maintained front and rear gardens, ensuring a good degree of privacy. With ample parking available within the cul de sac, this property is an ideal choice for families seeking an easily managed home which is ready to move into.



13 Hallidays Park, Selkirk, TD7 4LA

Guide Price £165,000

Ground Floor:
Entrance Hall
Spacious Lounge/Dining Room
Conservatory
Kitchen
Wet Room

First Floor:
Three Bedrooms
Shower Room

Air Source Heat Pump
Double Glazing
Photovoltaic solar panels

Gardens to front & rear
Parking within the cul de sac



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 and Galashiels. 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.

Fixtures & Fittings

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

Services

Mains drainage, water, gas and electricity. Air source heat pump still currently in receipt of a grant of approximately £1,200 per year. Photovoltaic solar panels.

EPC Rating

B

Council Tax Band

B

Viewings

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



13 Hallidays Park, Selkirk

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft

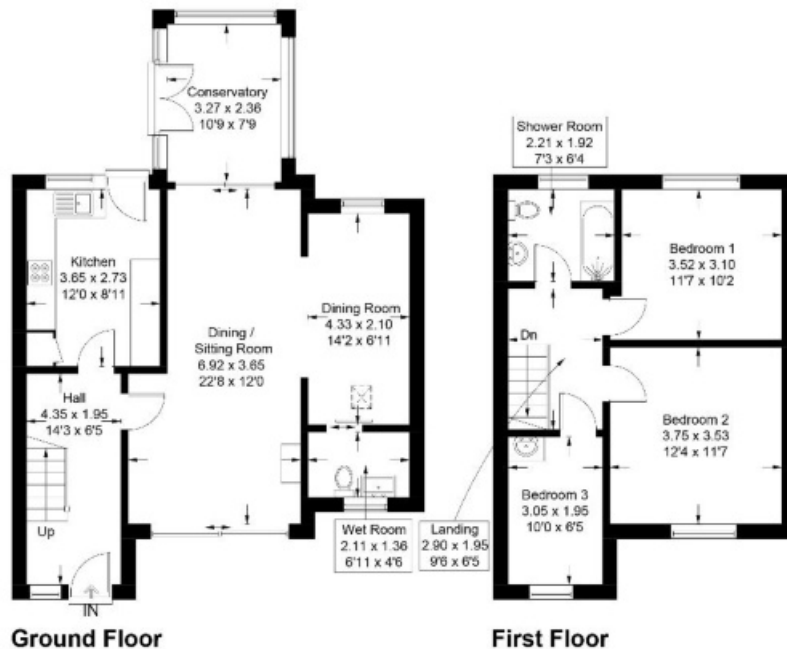


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101189559)

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.