

**Selkirk**

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## 13 Shawburn Road

Selkirk, TD7 4HW

**Offers Over £70,000**



13 Shawburn Road is a one bedroom quarter villa located on the first floor and situated in a popular residential area of Selkirk within easy reach of the town centre. The rooms are well proportioned and the property has been freshly painted and carpeted throughout and is ready to move into, providing an ideal opportunity for a first time buyer or investor. Externally, there is a surprisingly large garden to the rear together with ample parking on street.





# 13 Shawburn Road

Selkirk, TD7 4HW

**Offers Over £70,000**

Accommodation:

Entrance Hall

Lounge

Kitchen

Double Bedroom

Shower Room

Outside:

Private garden to rear

Ample parking on street

## Situation

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 the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

## Fixtures and Fittings

All fitted floorcoverings, the light fittings, kitchen fittings and bathroom fittings.

## Services

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

## EPC

C

## Council Tax

A

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