

**Selkirk**

Call 01750 723868



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 52c Mill Street

Selkirk, TD7 5DQ

**Guide Price £90,000**



52c Mill Street is a well presented two bedroom maisonette situated in a popular residential area of Selkirk. Nicely decorated throughout, the property benefits from well proportioned accommodation which comprises entrance hallway, lounge, kitchen and utility space on the first floor as well as two double bedrooms and a family bathroom on the second. There is ample storage within the property as well as additional storage facilities within the communal stairwell. Externally, there is a shared area to the rear, which is stone chipped and easily maintainable, as well as a large shared drying green beyond. Having been successfully rented in the past, this property may appeal to those looking for an investment property but would equally be suitable to those looking to purchase their first home. Viewings come highly recommended.





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Accommodation:  
Communal entrance and stairs to main door

Entrance Hall  
Lounge  
Kitchen  
Utility area

Stairs to Upper Floor  
Two Double Bedrooms  
Family Bathroom

Outside:  
Shared area of ground to rear  
Shared drying green





### 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 all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings. Items of furniture can be included on request.

### EPC

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### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

A



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**Interested in this property?**  
**Call 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

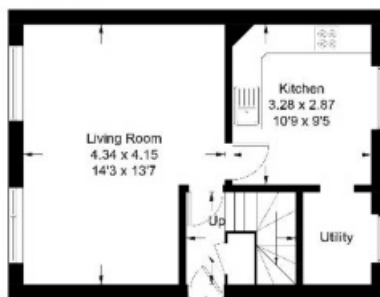


**52C Mill Street**

Approximate Gross Internal Area = 76.8 sq m / 824 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtate.co.uk (ID1192547)

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.