

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



13 Heatherlie Terrace, Selkirk

TD7 5AH

Guide Price £100,000



Located in a desirable area, just a short stroll from the town centre and on a regular bus route, 13 Heatherlie Terrace is an extremely well-presented first and upper floor flat. The accommodation comprises: porch, hall, lounge, dining kitchen, two bedrooms and shower room. Benefiting from gas central heating and double glazing throughout and a shared garden to the rear perfect for relaxing or entertaining. With excellent local amenities nearby including the Haining Estate and Selkirk Rugby Club as well as an abundance of scenic walks on the doorstep, this property offers the ideal blend of convenience, charm and outdoor lifestyle. Early viewing recommended.



13 Heatherlie Terrace, Selkirk

TD7 5AH

Guide Price £100,000

Porch
Hall
Lounge
Kitchen
Shower Room
Two Double Bedrooms

Gas Central Heating
Double Glazing

Shared Garden to Rear
Outhouse



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 by-pass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outwith 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 every day needs, but a wider range of major retail outlets can be found in both Hawick (around 12 miles) and Galashiels (around 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer, including a popular golf club, two bowling clubs, swimming pool, horse riding and rugby. 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

D

Council Tax Band

A

Viewing

Strictly 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

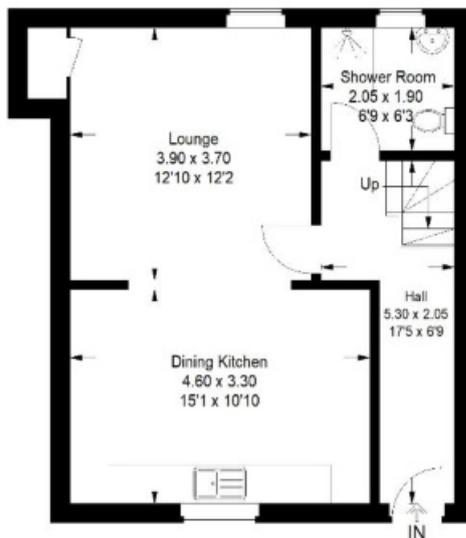
Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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

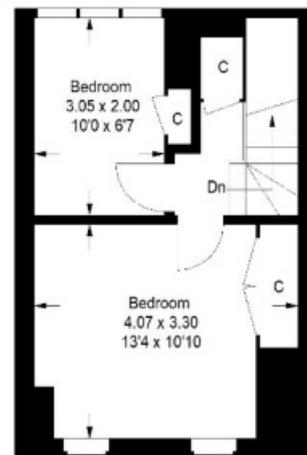


13 Heatherlie Terrace, Selkirk

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1190851)

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.