

WWW.CULLENKILSHAW.COM



The Stable Bogie's Close, Selkirk, TD7 4BS

Offers Over £120,000



Tucked away just off Selkirk Market Place, The Stable is a true hidden gem. Originally a workshop, the conversion works were carried out by the current owners to an exceptionally high standard, creating a charming townhouse filled with natural light. With open plan living accommodation, a mezzanine sitting room, en-suite bedroom and a pretty courtyard, this is a one of a kind property which has a lot to offer either as a first home, downsize opportunity or holiday home. Early viewing recommended.



The Stable

Bogie's Close, Selkirk, TD7 4BS

Offers Over £120,000

Accommodation: Ground Floor:

Open Plan Lounge/Kitchen/Dining Room with patio doors to Courtyard Utility Room

Shower Room

First Floor:

Mezzanine Sitting Room
Double Bedroom with en-suite Shower Room

Courtyard area, ideal for al fresco dining





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. Triple glazing.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

EPC

C

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

С













WWW.CULLENKILSHAW.COM

Interested in this property? Call 01750 723868

26 High Street, Selkirk, TD7 4DD Phone: 01750 723868

Monday to Friday: 9.00am to 5.00pm



Tel 01896 758 311 Tel 01835 863 202 Tel 01450 3723 36 Tel 01573 400 399 Galashiels, Jedburgh, Hawick, Kelso, Melrose, Tel 01721 723 999
Tel 01750 723 868
Tel 013873 80482
Tel 01461 202 866/867 Peebles, Selkirk, Langholm, Annan,













Stable, Bogies Close

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



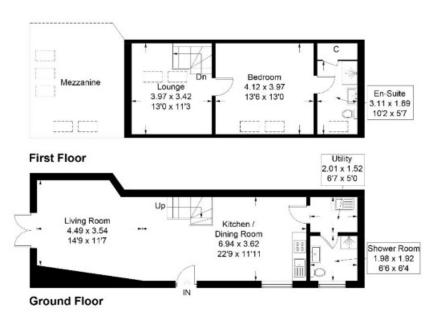


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1191902)

Full members of:









