

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



11 Ettrickhaugh Road

Selkirk, TD7 5AX

Offers Over £115,000



11 Ettrickhaugh Road is a beautifully presented lower villa, situated in a sought after area of Selkirk close to Selkirk Rugby Club, in close proximity to a regular bus route and ideally placed for countryside walks. The well proportioned accommodation comprises entrance hallway, lounge, kitchen, two double bedrooms and bathroom. The property has the benefit of its own front and back door with a generous plot of enclosed garden ground to the rear which attracts the sun for the majority of the day. Equally suitable as a starter home or for those looking to downsize and enjoy accommodation on the one level. Early viewing recommended.



11 Ettrickhaugh Road

Selkirk, TD7 5AX

Offers Over £115,000

Accommodation:

Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Outside:

Garden to front and rear
Ample on street parking



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.

Fixtures and Fittings

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

Services

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

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

A

EPC

D



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
Tranent,	Tel 01875 611211



11 Ettrickhaugh Road, Selkirk, TD7 5AX

Approximate Gross Internal Area = 60.16 sq m / 647 sq ft
(Excluding External Store)

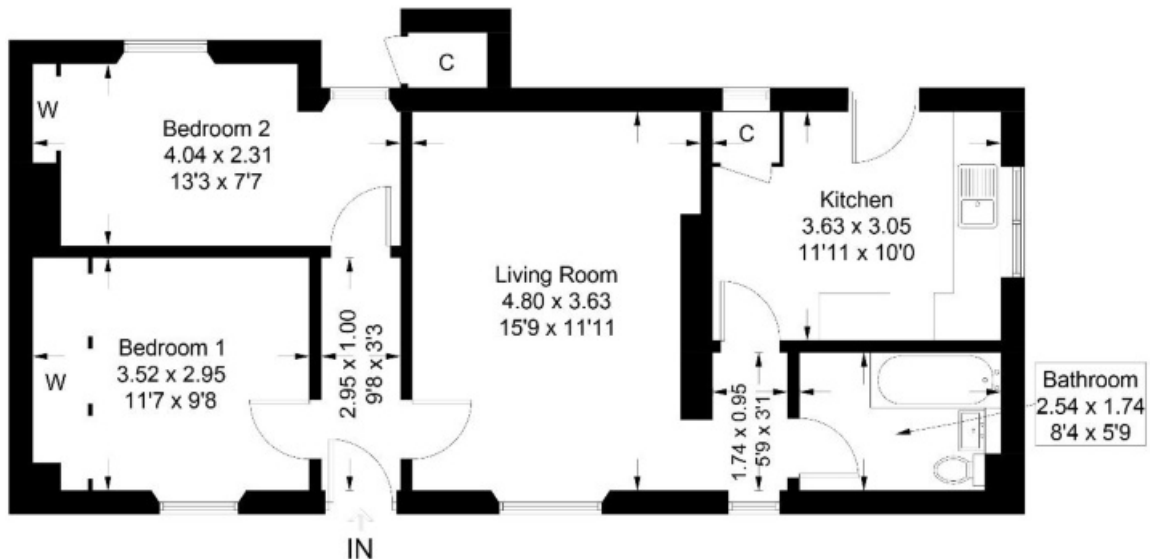


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253366)

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.