

**Selkirk**

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## 13 Beechbank Cottage

Beechbank, Selkirk, TD7 4ET

**Offers in the Region of £75,000**



13 Beechbank Cottage is an attractive ground floor flatted dwellinghouse, situated in a traditional block and extremely well placed for the town centre and most amenities. The accommodation comprises front porch, hallway, lounge, kitchen, bedroom and shower room, the front porch providing additional space to relax. Externally there are private areas of garden to both front and rear, the rear garden being a great size, laid out in lawn and decking. An ideal first time purchase, downsize opportunity or rental investment.





# 13 Beechbank Cottage

Beechbank, Selkirk, TD7 4ET

Offers in the Region of £75,000

Accommodation:

Front Porch

Hallway

Lounge

Kitchen

Bedroom

Shower Room

Outside

Garden to front and rear

Outhouse

Ample on street parking

## 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

D

## Council Tax

A

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