

Selkirk

Call 01750 723868



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4 Ettrick Mill Cottages, Selkirk

TD7 5ED

Guide Price £230,000



4 Ettrick Mill Cottages is an exceptionally spacious end-terraced family home, extended to the side to offer flexible family living. On the ground floor, there is a generous lounge with wood-burning stove and French doors leading to the garden, complemented by a versatile sitting room or potential ground-floor bedroom. Large modern dining kitchen and utility/shower room. Upstairs, the master bedroom boasts a dressing room and en-suite shower room, alongside two further double bedrooms and a generous family bathroom with a separate walk-in shower. Outside, gardens extend to the front, side and rear and a large summerhouse provides extra space for work, hobbies, or entertaining.



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Hall
Lounge
Sitting Room/Ground Floor Bedroom
Dining Kitchen
Shower Room/Utility Room
Master Bedroom with Dressing Room & En-Suite
Two Further Double Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Garden to Front, Side & Rear
Summerhouse



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

C

Council Tax Band

B

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
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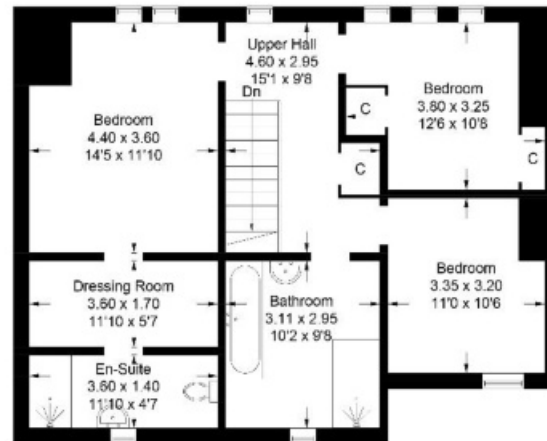


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Approximate Gross Internal Area = 143.7 sq m / 1547 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1270150)

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.