

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 65 Tower Street

Selkirk, TD7 4LS

**Offers Over £175,000**



65 Tower Street is an attractive semi-detached home, centrally located close to all town centre amenities, on a regular bus route and enjoying a lovely outlook over the town and countryside beyond. The property has been sympathetically and tastefully upgraded by the current owners and is presented in immaculate condition, neutrally decorated and benefiting from a new kitchen and shower room and new flooring and carpets throughout. Externally, there is garden ground to the front, side and rear which is fully enclosed, providing a safe space for children and pets. There is also the benefit of a cellar which provides useful storage facilities. This is an ideal opportunity for someone searching for a traditional property which is truly ready to move into.



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Offers Over £175,000

Accommodation:  
Ground Floor:  
Entrance Hallway  
Lounge  
Dining Kitchen

First Floor:  
Landing  
Two Double Bedrooms  
Shower Room

Outside:  
Garden to front, side and rear  
Cellar



### 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

C

### EPC

D



Interested in this property?  
**Call 01750 723868**

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



**65 Tower Street, Selkirk, TD7 4LS**

Approximate Gross Internal Area = 76.0 sq m / 816 sq ft

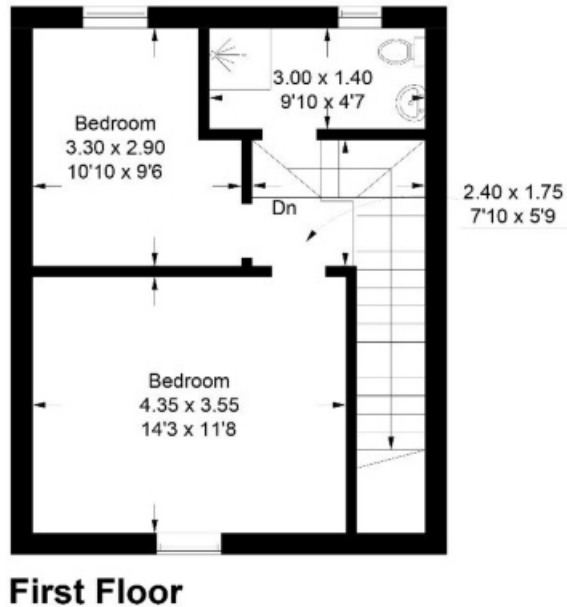


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300090)

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.