Selkirk
Call 01750 723868

CULLEN KILSHAW
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14 Hillside Terrace

Selkirk, TD7 4LT

Guide Price £290,000



A lovely traditional detached three bedroom dwellinghouse in a desirable location of Selkirk, enjoying an elevated setting not far from the town centre and close to a regular bus route.

The property extends to approximately 137m2 and has the benefit of three public rooms plus an additional sun room, offering flexible accommodation to cater to individual requirements, with the option of a downstairs bedroom if required.

Externally, the property benefits from surrounding garden ground, the majority of which sits to the front and side of the property and benefits from a lovely outlook over the town and countryside beyond.

To the rear of the property there is a single garage, providing parking for a small car or alternatively offering ideal storage facilities. On-street parking is also available.



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Accommodation:
Ground Floor:

Entrance Hallway
Lounge
Dining Room
Snug
Sun room
Kitchen
Bathroom

First Floor:
Landing
Three Bedrooms
WC

Outside:
Garden ground to front, side and rear
Outside storage facilities
Single garage
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
E

EPC
D









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Interested in this property?
Call 01750 723868

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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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211







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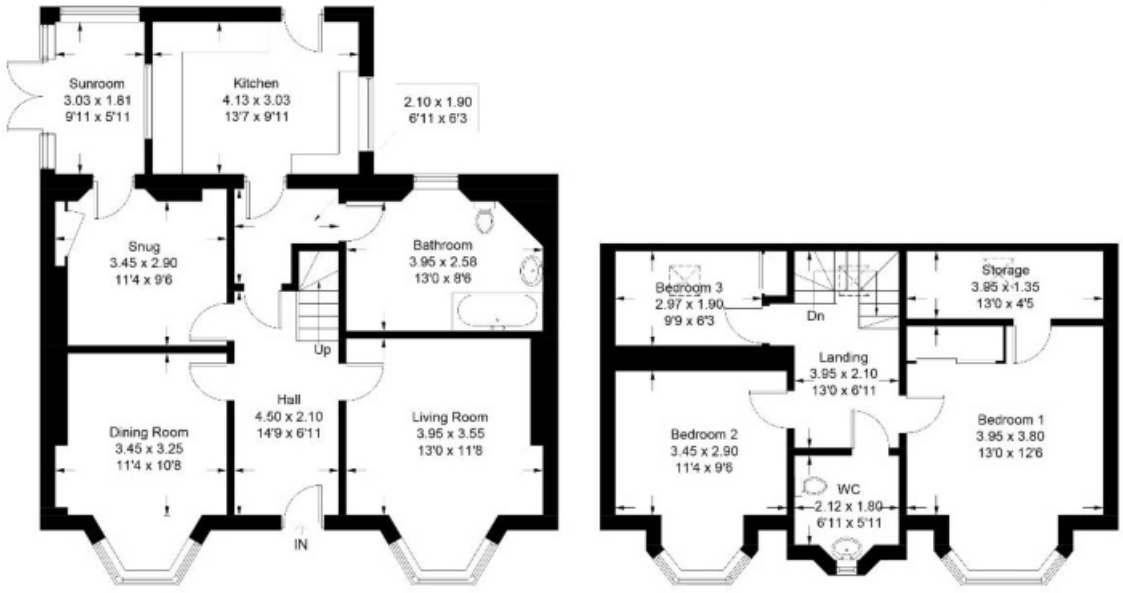
Approximate Gross Internal Area
137.3 sq m / 1478 sq ft



Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1349257)

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