

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Ettrick Terrace

Selkirk, TD7 4BY

Guide Price £95,000



An attractive maisonette situated in the heart of Selkirk, ideally placed for easy access to shops, bus routes and other amenities. Beautifully presented throughout, the property is set over three floors, entering at ground floor level, with its own private entrance. There is a modern fitted kitchen and utility cupboard/study area at first floor level followed by a spacious lounge, two double bedrooms and bathroom at second floor level. Externally, there is access to dry clothes in a shared courtyard. A fabulous opportunity for those looking for their first home, or alternatively a sound investment opportunity.



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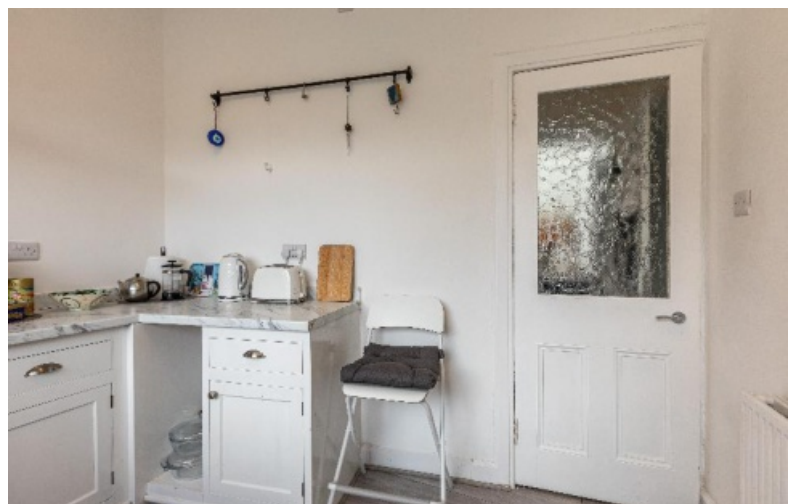
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Ground Floor:
Entrance Hall and Stairs

First Floor:
Landing
Kitchen
Utility Cupboard

Second Floor:
Lounge
Two Double Bedrooms
Bathroom

Outside:
Access to dry clothes in shared courtyard.



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.

Viewings

Strictly by appointment with the Selling Agent

Entry

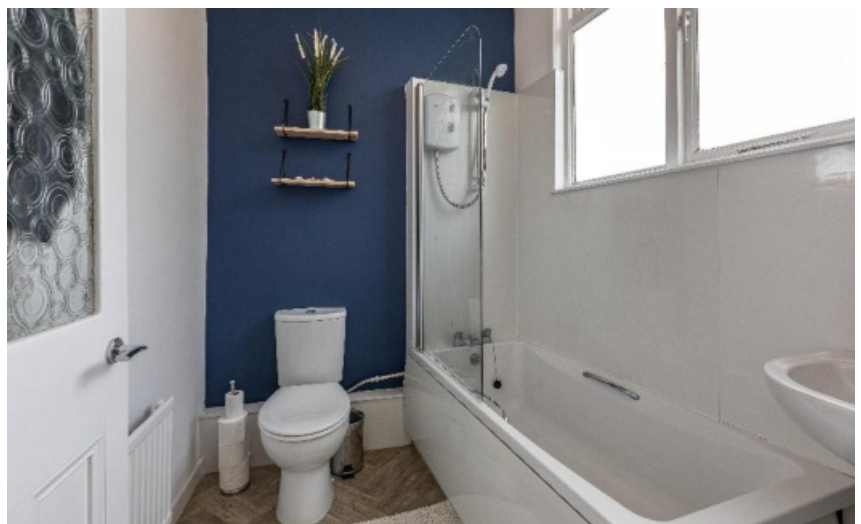
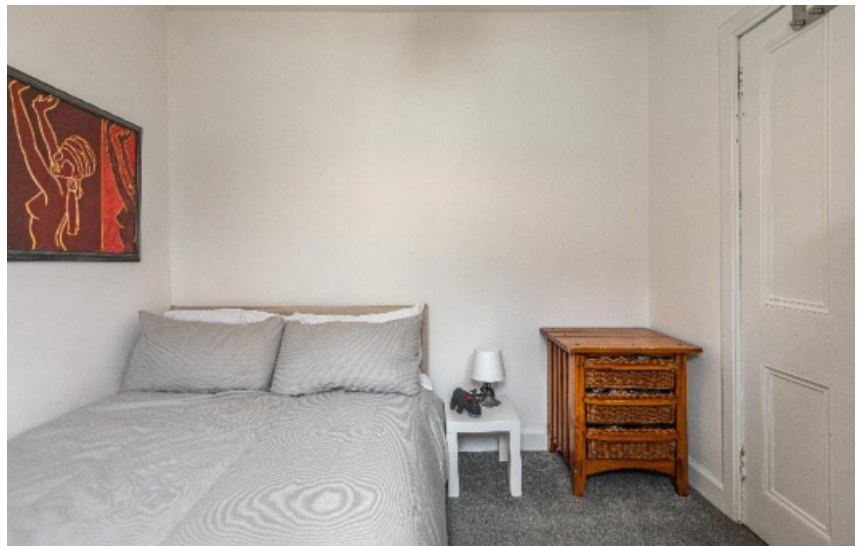
By mutual agreement

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:

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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



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Approximate Gross Internal Area = 83.1 sq m / 894 sq ft

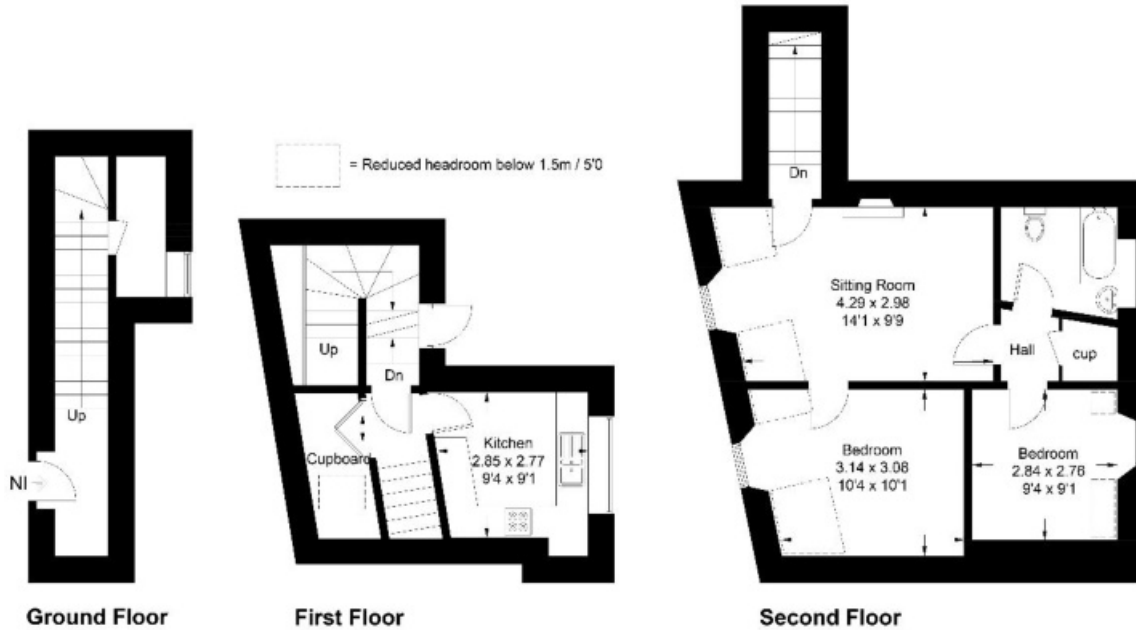


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1292935)

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.