Selkirk
Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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48 Mill Street

Selkirk, TD7 5AD

Guide Price £256,500

A well presented detached three bedroom dwelling with many pleasing features throughout, situated in a popular residential area of Selkirk within easy reach of the town centre and in close proximity to a regular bus route. The accommodation comprises entrance hallway, lounge, kitchen, dining room, bedroom and wc at ground floor level together with two further bedrooms and a bathroom at first floor level. Externally, the property benefits from garden to both front and rear with two brick outhouses which could be used for a variety of purposes. An access driveway and a generous amount of space at the front of the property provides ample parking facilities for several cars.

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Accommodation:
Ground Floor:
Entrance Hallway
Lounge
Kitchen
Dining Room
Bedroom
WC

First Floor:
Bathroom at half landing
Two Double Bedrooms

Outside
Garden to both front and rear
Two Outhouses
Driveway and ample parking facilities

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
D

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
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 = 104.49 sq m / 1125 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325140)

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.