

Interested in this property?
Call 01750 723868

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Selkirk, TD7 4DD
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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
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Kelso, Tel 01573 400 399
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9 Elm Row, Selkirk, TD7 4EU

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230135)

Selkirk
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Rosewood, 9 Elm Row, Selkirk TD7 4EU

Offers in the Region of £325,000



Rosewood, 9 Elm Row is an attractive detached dwelling, situated in a quiet residential street yet just a short distance from the town centre and close to a regular bus route. The property offers flexible and well proportioned accommodation with the large lounge being of particular note, with a sunny conservatory adding to the living accommodation. There are two bedrooms and a contemporary shower room at ground floor level and then at first floor level a landing/bedroom and a further bedroom, both of which could be used for a variety of purposes. Outside, the property benefits from generous garden ground to front and rear together with a driveway and car port. Early viewing recommended.

Full members of:



Rosewood, 9 Elm Row, Selkirk

TD7 4EU

Offers in the Region of £325,000

Accommodation:

Ground Floor:

Vestibule

Hallway

Lounge

Kitchen

Conservatory

Two Bedrooms

Shower Room

First Floor:

Landing/Bedroom

Bedroom

Outside:

Gardens to front and rear

Driveway and car port



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

F

EPC

E



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