



10 The Green is a deceptively spacious property, occupying a very convenient setting just a short walk from the town centre ensuring most amenities are within comfortable reach. The unique layout, which is arranged over three floors, provides very well proportioned accommodation featuring a large lounge with dining area and a good sized fitted kitchen with space for casual dining. The property is presented for sale in very good decorative order throughout; ensuring this attractive home is ready to move into. Outside, there is a shared area of garden set away from the property with plenty of parking available immediately outside .

10 The Green, Selkirk

Guide Price £110,000

Home Report Value £140,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

MEMBERS OF
BSPC & ESPC



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 outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, bars and shops catering well for every day needs, with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (around 6 miles).

SERVICES:

Mains drainage, water, electricity and gas. Gas central heating and double glazing.

ENERGY PERFORMANCE CERTIFICATE RATING:

TBC

FIXTURES AND FITTINGS:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

VIEWING:

By appointment with the Selling Agents.

ENTRY:

By mutual agreement.

SELLING AGENTS:

CULLEN KILSHAW Solicitors and Estate Agents
26 High Street, Selkirk, TD7 4DD
Telephone: 01750 23868 Fax: 01750 23866
Email: selkirk@cullenkilshaw.com
Website: www.cullenkilshaw.com

PRICE:

A Guide Price of £110,000 is sought and should be submitted in proper legal form to the Selling Agent. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agent reserves the right to sell the property without setting a closing date and do not bind themselves to accept the highest or any offer.

IMPORTANT:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.



FOUR TOWN CENTRE LOCATIONS
THROUGHOUT THE SCOTTISH BORDERS

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