

Selkirk
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Sentry Knowe, Selkirk

TD7 4BE

Guide Price £130,000



5 Sentry Knowe is a most attractive terraced dwelling, located in a popular residential area which is within comfortable reach of the town centre. It provides very well proportioned family accommodation, with the large dining kitchen being of particular note, and also benefits from the lounge at first floor level making the most of the lovely open views. It is presented throughout in excellent decorative order, ensuring it is ready to move into, and benefits from a private garden to the rear.



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GROUND FLOOR:
ENTRANCE HALLWAY
MODERN SHOWER ROOM
SEPARATE WC

LOWER GROUND FLOOR:
LARGE DINING KITCHEN
BEDROOM THREE

FIRST FLOOR
LOUNGE
BEDROOM TWO
BEDROOM THREE
GAS CENTRAL HEATING
DOUBLE GLAZING
PRIVATE GARDEN TO THE REAR
AMPLE STORAGE



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 everyday needs, with a wider range of retail outlets in both Hawick (approx. 12 miles) and Galashiels (around 6 miles).

Description:

5 Sentry Knowe is a most attractive terraced dwelling which is located within a popular area of Selkirk, enjoying a nice private aspect with lovely open views to the rear over the town and beyond. The layout is arranged over three floors, providing very well proportioned family accommodation which is presented in excellent order throughout ensuring it is in move in condition. At lower ground level there is a large dining kitchen which provides a superb focal point, equipped with a modern range of units which include integrated appliances, and benefiting from French doors which lead out into the garden. Also at this level is a good sized double bedroom. At ground level there is the main entrance door and a hallway which leads either down to the living areas or up the bedroom accommodation. Also on this level is the shower room which has recently been refurbished and comprises a modern suite and there is a useful additional WC. Upstairs, the lounge makes the most of the lovely views and there are two further good sized double rooms. Outside, there is a private garden to the rear of the property which includes a shed and plenty of parking is available within the street.

Fixtures and Fittings:

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

Services:

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

EPC:

C

Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?

Selkirk

Call 01750 723868

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Opening Hours:
Monday to Thursday: 9.00am to 3.00pm
Friday: 9.00am to 1.00pm

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



5 Sentry Knowe, Selkirk, TD7 4BE

Approximate Gross Internal Area = 100 sq m / 1076 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID506098)

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.