

**Selkirk**  
Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 74 Sentry Knowe, Selkirk

TD7 4BG

**Guide Price £115,000**



74 Sentry Knowe is a deceptively spacious mid-terraced property, located within a popular residential area of Selkirk which is within walking distance of the town centre. The property is presented in good order throughout and benefits from many pleasing features including an easily maintained garden, spacious rooms, excellent storage space, dining kitchen, modern shower room and fantastic views over Selkirk and beyond. Viewing recommended.





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Hall  
Lounge  
Dining Kitchen  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Small Area of Garden to Front  
Garden to Rear  
Shed





### 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 by-pass 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 itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for every day needs, but a wider range of major retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (around 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, light fittings, kitchen fittings and bathroom fittings.

### Services

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

### EPC

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



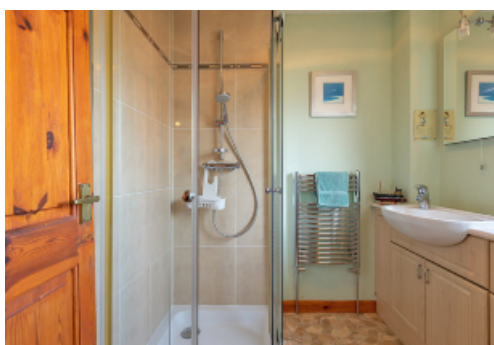


**Interested in this property?**  
**Selkirk**  
Call 01750 723868

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Monday to Friday: 9.00am to 5.00pm

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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
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Selkirk, Tel 01750 723 868



### 74 Sentry Knowe, Selkirk

Approximate Gross Internal Area = 79 sq m / 850 sq ft

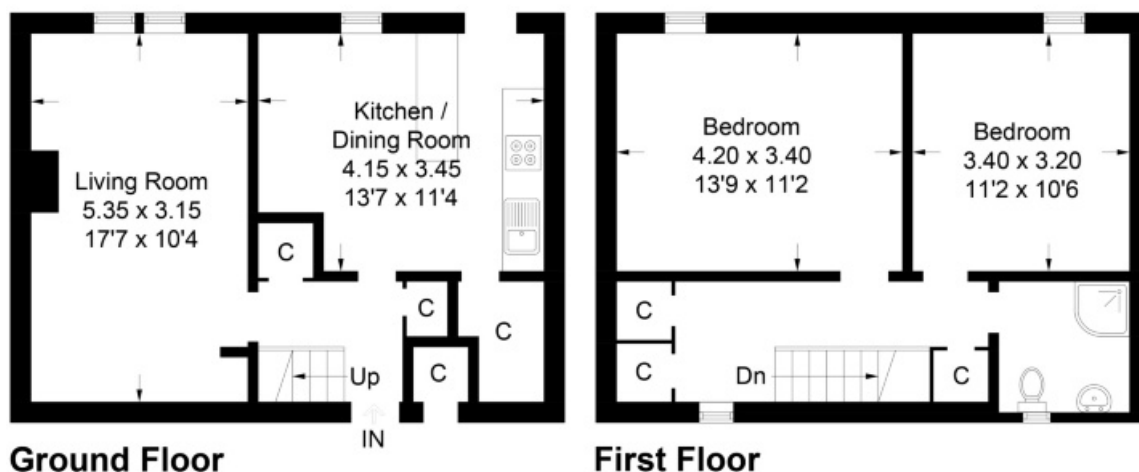


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID619521)

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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.