

Selkirk
Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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28 Kingsland Avenue, Selkirk

TD7 4AT

Guide Price £140,000



Tucked away in a peaceful and popular residential area, 28 Kingsland Avenue is a deceptively spacious family home that has been extended in previous years to form fantastic additional accommodation. The property has a flexible layout and benefits from an abundance of additional features including a large open plan lounge/dining room, front porch, huge conservatory to the rear, shower room and upstairs WC and a generous garden to the front, side and rear. Early viewing of this lovely property is strongly recommended to avoid disappointment.



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Front Porch
Large Hall
Open Plan Lounge/Dining Room
Kitchen
Large Conservatory
Two Double Bedrooms
Upstairs WC
Shower Room

Gas Central Heating
Double Glazing

Garden Front, Side & Rear
Ample On-Street Parking



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

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Selkirk
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 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



28 Kingsland Avenue, Selkirk

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft

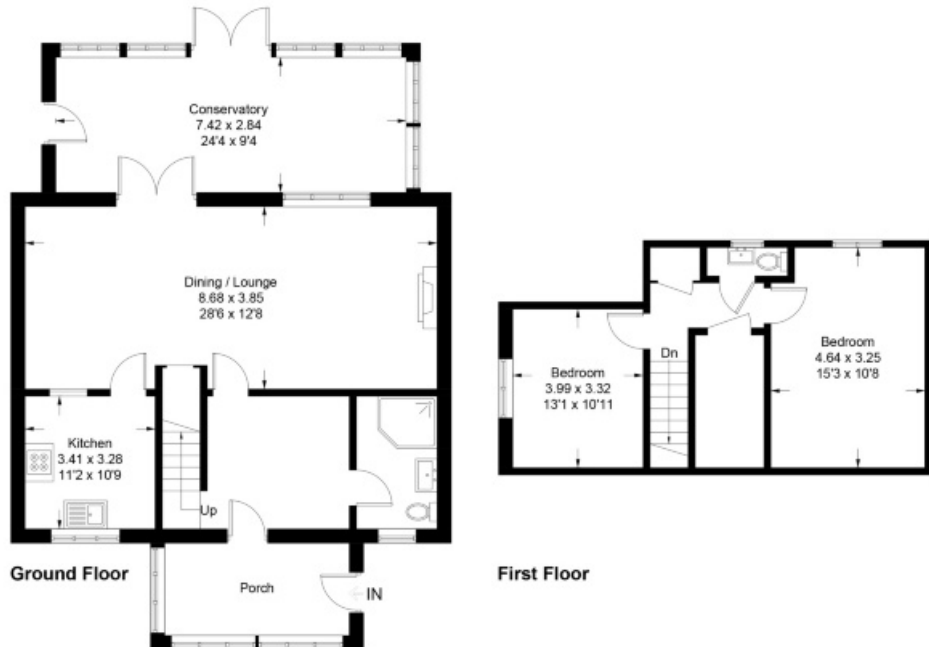


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID747524)

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.