

Selkirk
Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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24 Back Row, Selkirk

TD7 4LP

Offers Over £130,000



Built approximately 130 years ago, 24 Back Row is a well presented three bedroom mid-terrace Victorian house located in the heart of Selkirk. With ample on street parking, the house extends over two floors and has overall internal floor area of approximately 78 m². Set in a conservation area and within an hour's commute to Edinburgh, this property is brought to the market in move in condition and would be best suited to those looking to downsize, a first time buyer or those with a small family. Viewings come highly recommended in order to fully appreciate.



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GROUND FLOOR

Entrance hallway, lounge, kitchen, dining room

FIRST FLOOR

Landing, bathroom, principle bedroom, bedroom two, bedroom three

ATTIC

Floored attic with velux window.

EXTERNAL

Well maintained gardens to the rear which are made up of a mix of patio and lawn areas as well as a small pond. there are two well proportioned out houses as well as an external WC complete with modern toilet and hand basin.



Situation:

Selkirk which lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. Selkirk 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 and Galashiels. The town also offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. The relative ease of access to Edinburgh 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. With good road links both north and south, Selkirk is very well placed for commuters.

Description:

Built approximately 130 years ago, 24 Back Row is a well presented three bedroom mid-terrace Victorian house located in the heart of Selkirk. With ample on street parking, the house extends over two floors and internally consists of an entrance hallway, lounge, kitchen and dining room on the ground floor as well as a landing two double bedrooms, family bathroom and a third bedroom on the first floor with an overall internal floor area of approximately 78 m2. In addition to this, there is a large floored attic accessed via a hatch in the landing which is complete with velux window and provides fantastic storage facilities for the property. Externally, 24 Back Row benefits from a large rear garden which is made up of a mix of both patio and lawn areas as well as a small pond. In addition to this, the property also sports an abundance of external storage with two well proportioned outhouses as well as a convenient outdoor WC complete with modern toilet and hand basin. Set in a conservation area and within an hour's commute to Edinburgh, this property is brought to the market in move in condition and would be best suited to those looking to downsize, a first time buyer or those with a small family. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

D

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Selkirk on 01750 723868.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Home Report Value:

£130,000.00



Interested in this property?
Selkirk
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
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
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



24 Back Row, Selkirk

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft

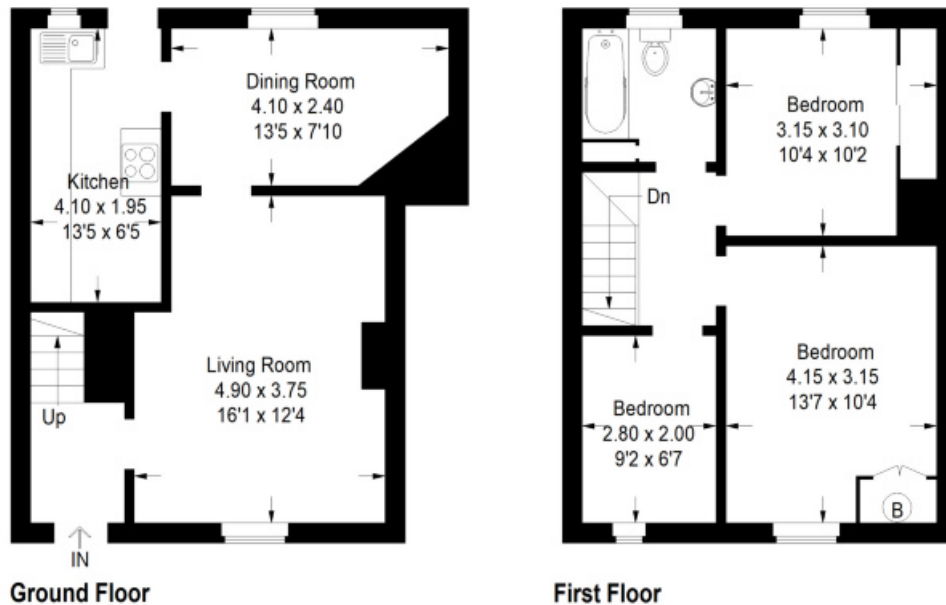


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:

