

**Selkirk**  
Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Dunreay, 3 Hillside Terrace, Selkirk

TD7 4LT

**Offers Over £265,000**



Cullen Kilshaw are delighted to present onto the market, this extremely attractive traditional semi-detached dwelling which is well positioned just a short walk from the town centre. The generous accommodation is arranged over three floors, boasting many period features and enjoying lovely uninterrupted views to the rear of the town and surrounding hills. Although the property does require a little modernisation, it offers great potential with scope to create a most inviting family home in the heart of the town. Outside, there are generous gardens to the side and rear whilst a drive to the front ensures there is plenty of off road parking.





# Dunreay, 3 Hillside Terrace, Selkirk

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**Offers Over £265,000**

Ground Floor:

Vestibule

Entrance Hall

Drawing Room

Dining Room/Bedroom

Kitchen/Diner

First Floor:

Two Double Bedrooms

Bathroom

Basement:

Bedroom 4

Store/Office

Shower Room

Private gardens to the side & rear

Gravelled driveway





**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. 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. Additionally, the railway terminus at Tweedbank can be reached within around a 10 minute drive (around 5 miles) providing further options for travel to Edinburgh.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. It excludes the integrated dishwasher in the kitchen

**Services:**

Mains drainage, water, electricity and gas. Gas Central Heating

**EPC:**

E

**Council Tax Band:**

E

**Entry:**

By mutual agreement.



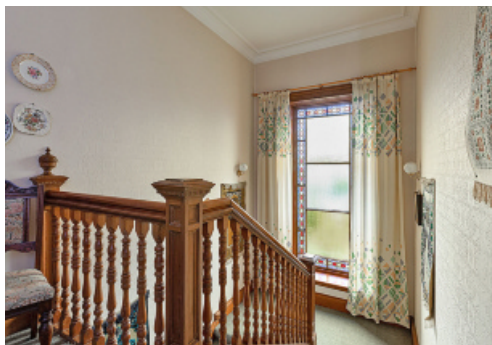


**Interested in this property?**  
**Selkirk**  
Call 01750 723868

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Monday to Friday: 9.00am to 5.00pm

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Galashiels, Tel 01896 758 311  
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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



### 3 Hillside Terrace, Selkirk, TD7 4LT

Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft  
Basement = 57.3 sq m / 617 sq ft  
Total = 204.7 sq m / 2204 sq ft

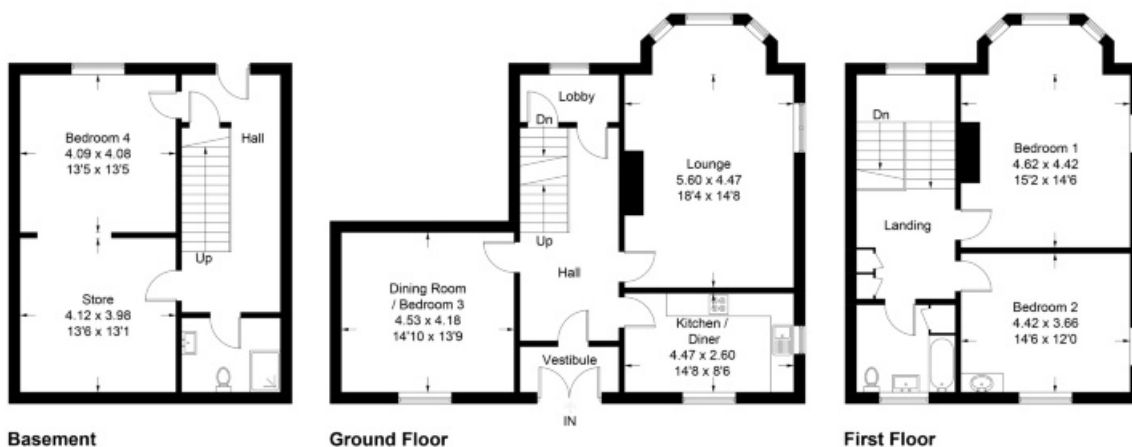


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID802683)

Full members of:



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