

**Selkirk**  
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SOLICITORS & ESTATE AGENTS

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## 11 Ettrickhaugh Road, Selkirk

TD7 5AX

**Offers Over £95,000**



11 Ettrickhaugh Road is an attractive ground floor flat located within a popular area of Selkirk, enjoying a good degree of privacy yet still within comfortable reach of most amenities. The property, which is presented in good order throughout, benefits from its own front and rear door access and boasts a comfortably proportioned layout. There are private gardens to both the front and rear whilst ample parking is available on street.

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TD7 5AX

Offers Over £95,000

Accommodation:

Entrance Hall

Lounge

Kitchen

Two Bedrooms

Bathroom

Double Glazing

Gas Central Heating

Private gardens to front & rear



#### 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.

#### Fixtures and Fittings:

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

#### Services:

Mains drainage, water and electricity. Double Glazing. Electric heating.

#### EPC:

D

#### Council Tax Band:

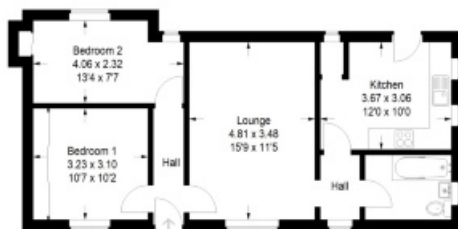
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#### Entry:

By mutual agreement.

#### 11 Ettrickhaugh Road, Selkirk, TD7 5AX

Approximate Gross Internal Area  
60.2 sq m / 648 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Floorplans/jsketch.com © 2021 (ID 800649)



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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.

Full members of:

