

**Selkirk**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 52C Mill Street, Selkirk

TD7 5DQ

**Offers Over £90,000**



A fantastic opportunity has arisen to purchase 52C Mill Street, a wonderfully presented two bedroom maisonette within close proximity to the town centre of Selkirk. Sporting a strong rental history, 52C Mill Street should appeal to those looking to expand or begin a rental portfolio as well as to the first time buyer and/or small family. Viewings come highly recommended.



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## First Floor

Entrance hallway, lounge, kitchen, utility and under stair storage

## Second Floor

Landing, master bedroom, bedroom two, family bathroom and side loft access.

## External

Easily maintainable, communal garden ground to the rear which is mostly stone chipped with the additional benefit of a shared drying area.



**Situation:**

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.

**Description:**

A fantastic opportunity has arisen to purchase 52C Mill Street, a wonderfully presented two bedroom maisonette within close proximity to the town centre of Selkirk. Sporting a strong rental history, 52C Mill Street should appeal to those looking to expand or begin a rental portfolio as well as to the first time buyer and/or small family. Neutrally decorated throughout, the property boasts a spacious internal layout and comprises of an entrance hallway, lounge, kitchen and utility space on the first floor as well as two bedrooms and a family bathroom on the second. Brought to the market in move in condition, the home also provides an abundance of storage throughout as well as additional storage facilities within the communal stairwell. Externally, 52C Mill Street benefits from use of a shared seating area, which is stone chipped and easily maintainable, as well as a large drying green only slightly further afield. Viewings come highly recommended.

**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:**

£90,000.00

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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.