

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Douglas Place

Selkirk, TD7 4AF

Guide Price £240,000



2 Douglas Place is a true hidden gem located in Selkirk town centre but tucked away in a private setting. The property has been extended by the current owners over the years and provides spacious flexible accommodation, with four public rooms and three bedrooms, the master bedroom having a modern en-suite. Outside, there is a tiered garden with plenty of space for entertaining as well as a large garage with workshop and two further single garages, all of which have electricity. Presented in immaculate condition throughout, this is an ideal family home in close proximity to all amenities yet benefiting from a good degree of privacy. Early viewing recommended.



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Accommodation:

Ground Floor:-

Sunroom
WC
Lounge
Sitting Room
Kitchen
Sunroom/Dining Room

First Floor:

Landing
Master Bedroom with En-suite Shower Room
Two Further Bedrooms
Shower Room

Outside:

Tiered Garden
Garden Shed
Large Garage with Workshop
Two Further Single Garages



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 bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside 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 everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 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.

Services

Mains Water, Gas & Electricity. Gas Central Heating & Double Glazing.

Fixtures and Fittings

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

EPC

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

A



Interested in this property?
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
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Annan, Tel 01461 202 866/867



2 Douglas Place

Approximate Gross Internal Area = 160.5 sq m / 1727 sq ft

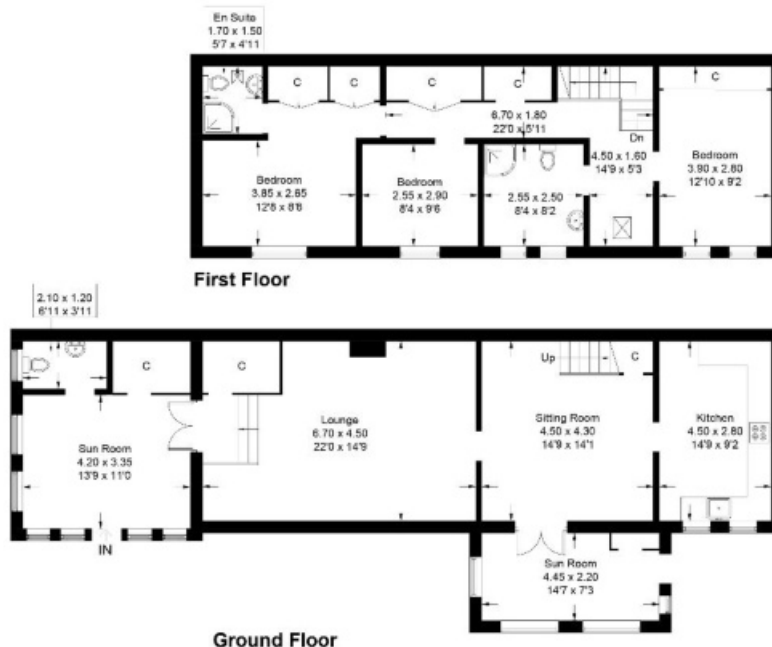


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1011083)

Full members of:



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