

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



9 Broadmeadows Bungalows

Yarrowford, Selkirk, TD7 5LZ

Guide Price £225,000



Situated in the picturesque village of Yarrowford, 9 Broadmeadows Bungalows is a spacious two bedroom property located just 5 miles from Selkirk where all local amenities can be found. The flexible accommodation comprises entrance hallway, lounge, kitchen/diner, two double bedrooms and bathroom. Externally, there is a driveway and garage together with garden ground to the front and rear, the rear garden providing generous space and a good level of privacy. Whilst the property would benefit from a degree of upgrading, it provides a ideal opportunity to enjoy living in a semi rural location or would equally be suited as holiday home with beautiful countryside walks on the doorstep. Viewing recommended.



9 Broadmeadows Bungalows

Yarrowford, Selkirk, TD7 5LZ

Guide Price £225,000

Accommodation:
Entrance Hallway
Lounge
Kitchen/Diner
Two Double Bedrooms
Bathroom

Outside:
Driveway and Garage
Gardens to front and rear



Location

Situated in the popular village of Yarrowford, enjoying a peaceful semi-rural setting with countryside walks on the doorstep. Located 5 miles from Selkirk 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. Selkirk 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 20 minutes by car from Yarrowford.

Services

Mains water and electricity. Private drainage. Oil fired 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

C



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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



9 Broadmeadows Bungalows

Approximate Gross Internal Area = 843 sq m / 78.3 sq ft

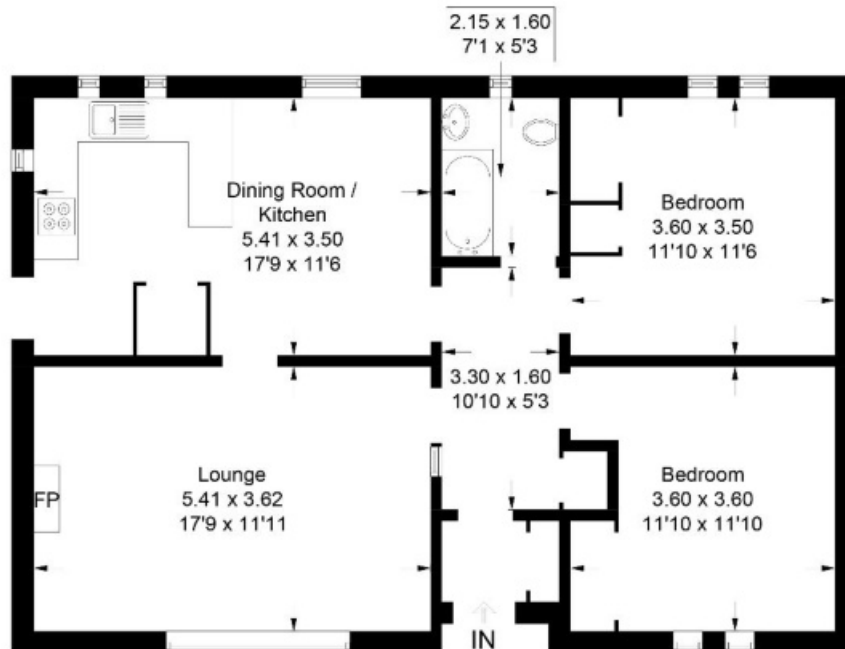


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049D61)

Full members of:



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.