

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 10 Glebe Terrace

Selkirk, TD7 5AG

**Guide Price £340,000**



We are delighted to bring to the market this lovely traditional detached dwellinghouse situated in a popular residential area of Selkirk and commanding superb views over the surrounding countryside. The property has been tastefully modernised by the current owners whilst still retaining many of the attractive original features throughout. The immaculately presented accommodation comprises vestibule, entrance hallway, lounge, kitchen/dining room, utility room and shower room at ground floor level and three bedrooms and family bathroom at first floor level. Externally, the easily maintained rear garden has been terraced to make full use of the space and provides a stunning outlook ideal for summer evenings, with patio areas to both front and rear for al fresco dining. The property also benefits from a timber garage which is located on a neighbouring street providing ideal off street parking or storage facilities. Early viewing is recommended to avoid disappointment.



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Accommodation:  
Ground Floor:  
Vestibule  
Entrance Hallway  
Lounge  
Kitchen/Dining Room  
Utility Room  
Shower Room

First Floor:  
Three Bedrooms, all of which have built in storage  
Family Bathroom

Outside:  
Gardens to front and rear  
Log Store and Storage Shed  
Timber Garage located at nearby Millburn Place



### 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, drainage, gas and electricity. Gas central heating.

### Fixtures and Fittings

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

### EPC

E

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

E



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

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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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### 10 Glebe Terrace, Selkirk

Approximate Gross Internal Area  
112.2 sq m / 1208 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049144)

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.