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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**

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#### **Viewings**

Strictly by appointment with the Selling Agent

#### **Entry**

By mutual agreement

#### **Council Tax Banding**

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### Interested in this property? Call 01750 723868

26 High Street, Selkirk, TD7 4DD Phone: 01750 723868 Fax: 01750 23866

Monday to Friday: 9.00am to 5.00pm



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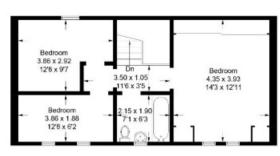




10 Glebe Terrace, Selkirk

Approximate Gross Internal Area 112.2 sq m / 1208 sq ft





**Ground Floor** 

First Floor

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

#### Full members of:









