

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 39 Curror Street

Selkirk, TD7 4HG

**Offers Over £95,000**



39 Curror Street is an attractive and easily maintained ground floor flatted dwellinghouse located in a popular residential area of the town within easy reach of the town centre. The accommodation comprises entrance hall, lounge, inner hall, two double bedrooms, modern shower room and kitchen which could accommodate a small table or breakfast bar if required. The property has been freshly painted and carpeted throughout and is presented in immaculate condition. Externally, there is a small area of private garden to the front together with a shared drying green to the rear. There are two timber sheds to the rear, one with an electricity supply, together with a private outhouse and shared washhouse. This property would appeal to a first time buyer or equally those looking to downsize and early viewing is recommended.



# 39 Curror Street

Selkirk, TD7 4HG

Offers Over £95,000

Accommodation:  
Entrance Hallway  
Lounge  
Kitchen  
Inner Hall  
Two Bedrooms  
Shower Room

Outside:  
Private area of garden to front  
Shared drying green to rear  
Two timber sheds (one with an electricity supply)  
Outhouse  
Shared washhouse



### 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 and 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

B



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

26 High Street,  
Selkirk, TD7 4DD  
Phone: 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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**39 Curror Street**

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

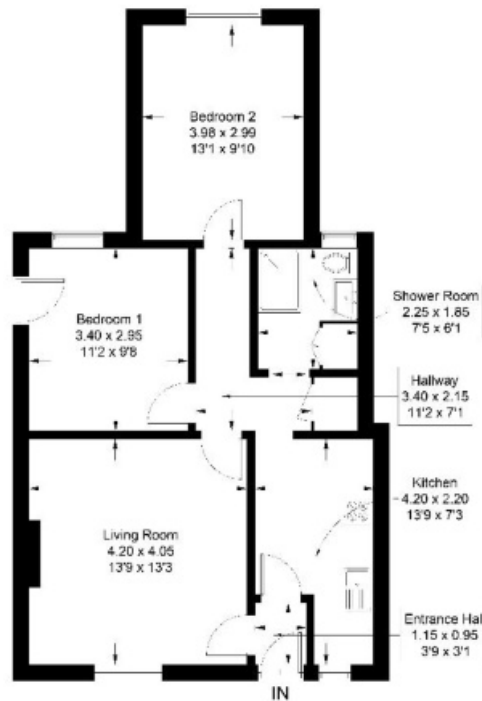


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.us/uk/eh © (D1066625)

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.