

**Selkirk**

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## 8 Muthag Court

Selkirk, TD7 5DP

**Guide Price £57,000**



8 Muthag Court is a deceptively spacious first floor flat situated within a popular modern development built around 2004. The property, which is presented in immaculate condition throughout, comprises entrance hallway with two large storage cupboards, good sized lounge, kitchen, double bedroom with built in storage and modern bathroom. There is also the benefit of private resident's parking. Ideally suited to the first time buyer or as a rental investment, this property must be viewed to fully appreciate.



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Accommodation:

- Communal stairs to first floor
- Entrance hallway with two good sized storage cupboards
- Lounge
- Kitchen
- Double bedroom with built-in storage
- Bathroom

Private resident's parking

#### Situation

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 the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

#### Viewings

Strictly by appointment through the selling agents.

#### Fixtures and Fittings

All fitted carpets and floorcoverings, the blinds throughout, the kitchen, bathroom and light fittings.

\* A furniture package may be made available to first time buyers

#### Services

Mains gas, electricity, water and drainage. Gas central heating.

#### EPC

C

#### Council Tax

A

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