

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Thornfield Terrace

Selkirk, TD7 4DU

Guide Price £155,000



2 Thornfield Terrace is an attractive two bedroom semi detached property situated in a popular and rarely available area of Selkirk just a short walk from the town centre. Presented in immaculate condition throughout, the well proportioned accommodation would ideally suit those looking for a starter home which is ready to move into or would equally suit those looking to downsize. Of particular note is the conservatory to the side of the property which provides useful additional living accommodation. Externally, the property benefits from garden ground to the front and rear together with ample parking facilities in the adjacent car park. Early viewing essential.



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Accommodation:
Ground Floor:
Entrance hallway
Lounge
Kitchen
Conservatory

First Floor:
Landing
Two double bedrooms, both with built-in storage
Bathroom
Partially floored loft

Outside:
Garden to front and rear
Garden shed
Ample parking facilities in adjacent car park



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 gas, electricity, water and drainage. 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

E

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
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



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Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft

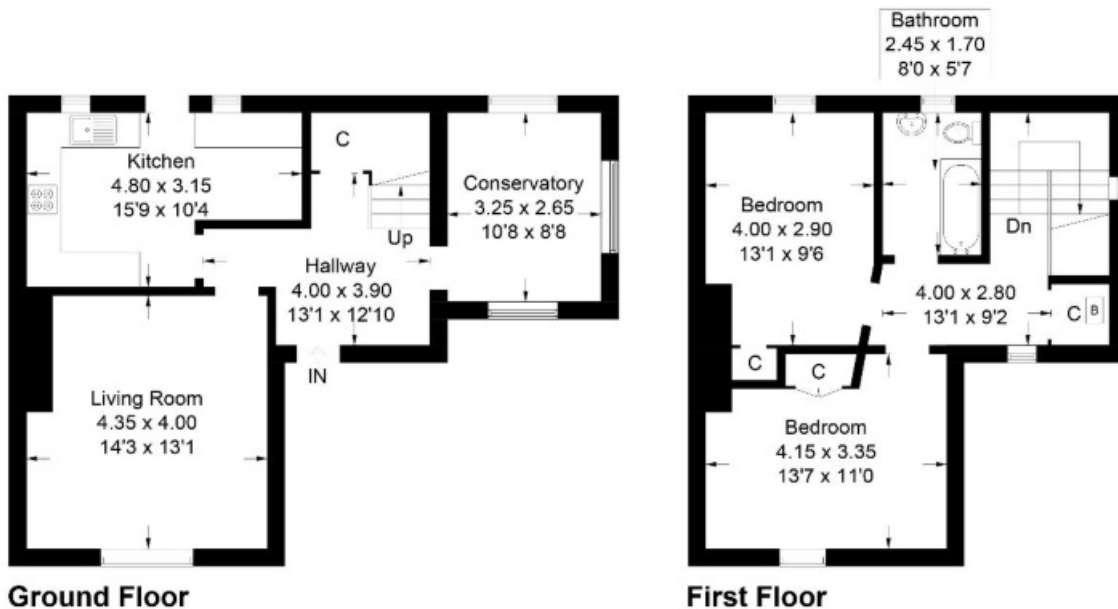


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070922)

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.