



# 1 Cannon Street

Selkirk, TD7 5BW

**Guide Price £170,000**



A unique opportunity to acquire a generously proportioned four bedroom dwelling situated on the edge of town. 1 Cannon Street is an attractive end terraced property, laid out over three levels and providing flexible accommodation, comprising entrance hall, lounge, study/bedroom, dining kitchen and bathroom at ground floor level, a large double bedroom on first floor level and two further double bedrooms on second floor level. Whilst the property would benefit from a degree of modernisation, it provides enormous potential to create a lovely family home. Externally, there is also the benefit of an abundance of storage space with several outhouses, an adjoining workshop and large detached garage together with extensive garden ground to the rear of the property. Early viewing recommended.



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## Accommodation:

Ground Floor:  
Entrance Hall  
Lounge  
Dining Kitchen  
Study/Bedroom  
Bathroom

## First Floor:

Landing  
Large Double Bedroom

## Second Floor:

Two Double Bedrooms

## Outside:

Adjoining Workshop  
Large Detached Garage  
Outhouses  
Extensive Garden Ground



### 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.

### 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?

Opening Hours:

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



**1 Cannon Street**

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1075114)

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.