

**Selkirk**

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## 23 Clifton Road

Selkirk, TD7 4EL

**Guide Price £75,000**



23 Clifton Road is a well proportioned upper quarter villa, located in a popular residential area of the town. The property itself provides spacious accommodation comprising entrance hall, lounge, dining kitchen, double bedroom and bathroom. Externally there is a good sized area of private garden to the side together with a driveway with space for two cars. An ideal first time purchase, rental investment or downsize opportunity. Early viewing recommended.





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## Accommodation:

Entrance Hall  
Lounge  
Dining Kitchen  
Double Bedroom  
Bathroom

## Outside:

Private garden  
Driveway

## 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).

## Fixtures and Fittings

All fitted floorcoverings, the light fittings, kitchen fittings and bathroom fittings.

## Services

Mains electricity, gas, water and drainage. Night storage heating and double glazing.

## EPC

E

## Council Tax

A

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