

**Selkirk**

Call 01750 723868



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 4 Hallidays Park

Selkirk, TD7 4LA

**Offers Over £155,000**



4 Hallidays Park is an attractive and well presented three bedroom maisonette located in a quiet residential area just a short distance from the town centre. The generously proportioned accommodation is laid out over two floors with entrance hallway, lounge, dining kitchen and shower room on ground floor level and a master bedroom with en-suite shower room and two further bedrooms at lower ground floor level. Benefiting from both front and back doors, garden ground to the front and rear and an access driveway with ample off street parking this property is an ideal affordable family home.





# 4 Hallidays Park

Selkirk, TD7 4LA

**Offers Over £155,000**

Accommodation:  
Ground Floor:  
Entrance Hallway  
Lounge  
Dining Kitchen  
Shower Room

Lower Ground Floor:  
Master Bedroom with En-Suite Shower Room  
Two Further Bedrooms

Outside:  
Garden to Front and Rear  
Driveway





### 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

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

C





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

26 High Street,  
Selkirk, TD7 4DD  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

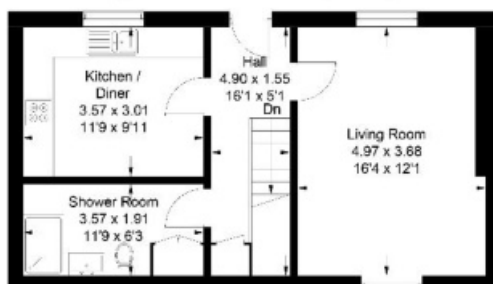
Also At:

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



#### 4 Hallidays Park

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusuketch.com © (D1044000)

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.