

**Selkirk**

Call 01750 723868



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 31 Beechbank

Selkirk, TD7 4ET

**Offers Over £120,000**



31 Beechbank is an attractive two-bedroom semi-detached house situated in a quiet residential street within easy reach of the town centre and enjoying lovely views over the town from its elevated position. The property features easily maintained accommodation, comprising hall, lounge, kitchen/dining room, two double bedrooms and contemporary shower room. Externally, the property has the benefit of gardens to both front and rear and private resident's parking. A fantastic opportunity for first-time buyers or those looking to downsize, with easy access to local amenities.





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**Offers Over £120,000**

Accommodation:

Ground Floor:

Entrance Hall

Lounge

Kitchen/Dining Room

First Floor:

Two Double Bedrooms

Shower Room

Outside:

Gardens to Front and Rear

Residents 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 electricity, water and drainage. Night storage heating. 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  
Phone: 01750 723868  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### 31 Beechbank

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft

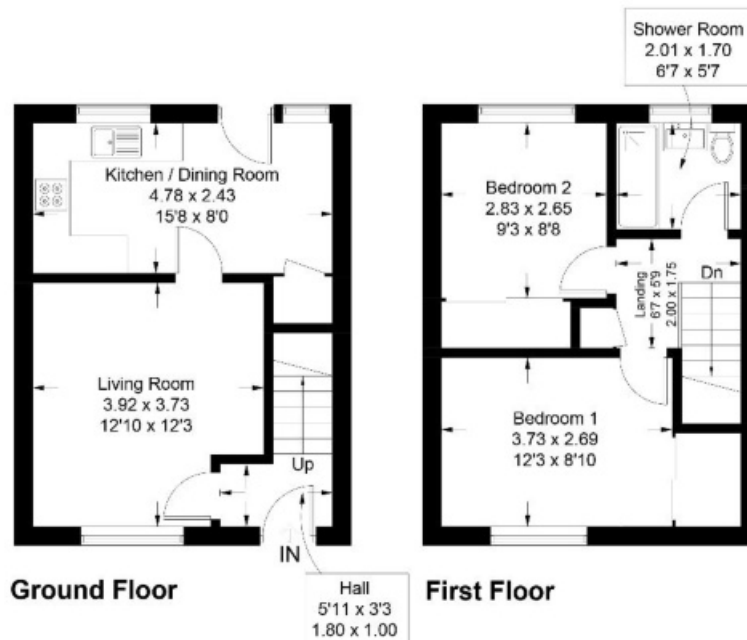


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1187429)

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.