

**Selkirk**

Call 01750 723868



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 8 Ladylands Drive

Selkirk, TD7 4BD

**Offers Over £180,000**



8 Ladylands Drive is an attractive 3 bedroom semi-detached property well located in a sought after area of the town. The property provides generous living accommodation with a large lounge/dining room leading out to an enclosed private garden, providing a safe space for children and pets. A large storage cupboard accessed from the hallway could easily accommodate a downstairs WC or even a home office, subject to any required consents. Upstairs, there are three bedrooms together with a family bathroom and loft space. An ideal home for a family or for those looking for an easily maintained property in a quiet street. Externally, there is garden ground to the front and rear together with a driveway offering plenty of off street parking. Early viewing recommended.





# 8 Ladylands Drive

Selkirk, TD7 4BD

**Offers Over £180,000**

Accommodation:  
Ground Floor:  
Entrance Hallway  
Lounge/Dining Room  
Kitchen  
Large Storage Cupboard

First Floor:  
Three Bedrooms  
Family Bathroom

Outside:  
Gardens 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 water, drainage, gas and electricity. 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

C

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

D





**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



### 8 Ladylands Drive, Selkirk, TD7 4BD

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft

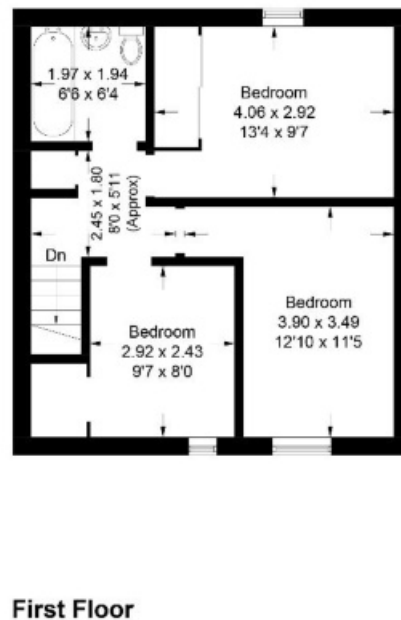
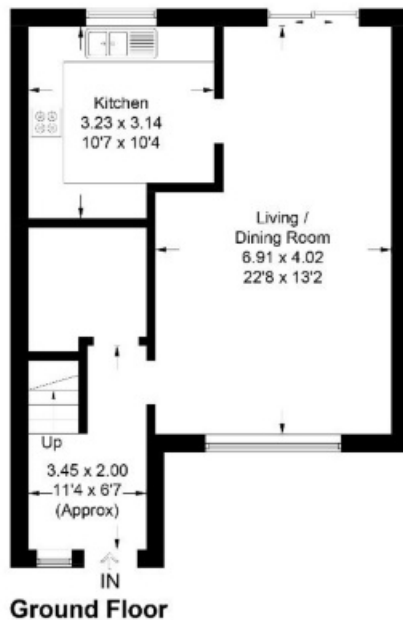


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209308)

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.