

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Hillside Terrace

Selkirk, TD7 4LT

Guide Price £295,000



A charming traditional four bedroom detached home, ideally located in close proximity to the town centre and Selkirk High School. Set in an elevated position, this property boasts a lovely open outlook over the surrounding countryside, offering a picturesque setting. The accommodation is versatile and can be arranged to suit individual needs, with a bedroom and WC on ground floor level. With many attractive original features and presented in lovely condition throughout, this property should appeal to many. Externally, there is off-street parking to the rear and well-maintained gardens to both front and rear. The front garden is beautifully laid out with a neat lawn, mature plants, and a patio area—ideal for outdoor relaxation and entertaining. Early viewing advised.



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Accommodation:

Ground Floor:

Vestibule

Entrance Hall

Lounge

Kitchen

Dining Room

Utility Room

WC

Bedroom

First Floor:

Master Bedroom

Two Further Bedrooms

Shower Room

Outside:

Gardens to front and rear

Off street parking



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

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Band

E



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



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Approximate Gross Internal Area = 133.15 sq m / 1433 sq ft

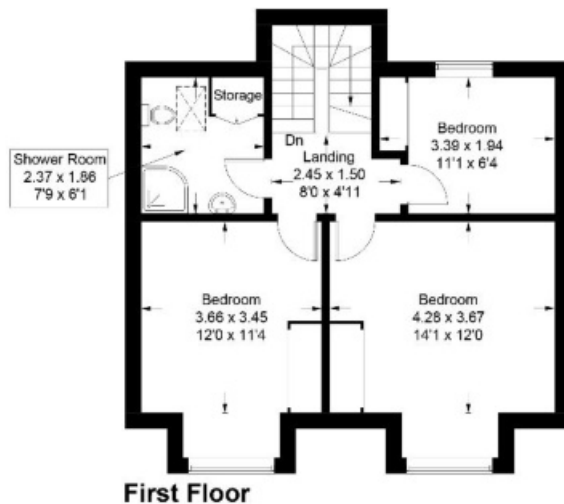


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210793)

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.