

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Shawpark Crescent

Selkirk, TD7 4EX

Guide Price £285,000



A rare opportunity has arisen to acquire an attractive three bedroom bungalow, situated in a peaceful area of the town. The property itself has been well maintained over the years with an impeccable Home Report and offers flexible and well proportioned accommodation comprising Entrance Hall, Lounge, Dining Room, Breakfasting Kitchen, Utility Room, Three Bedrooms (one with en-suite shower room) and Family Bathroom. Externally, the property benefits from an easily maintained garden to front, side and rear together with a single garage and driveway providing off street parking facilities. Whilst the property would benefit from a degree of modernisation, it offers tremendous potential and viewing comes highly recommended.



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Accommodation:

Entrance Hallway

Lounge

Dining Room

Breakfasting Kitchen

Utility Room

Master Bedroom with En-suite Shower Room

Two Further Bedrooms

Family Bathroom

Outside:

Garden to front, side and rear

Single garage and potting shed

Driveway

There is an electrical sub station to the rear of the property for which there is right of access to this from the public road.



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.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

Services

Mains gas, electricity, water and drainage. Gas central heating and triple glazing.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E

EPC

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
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft

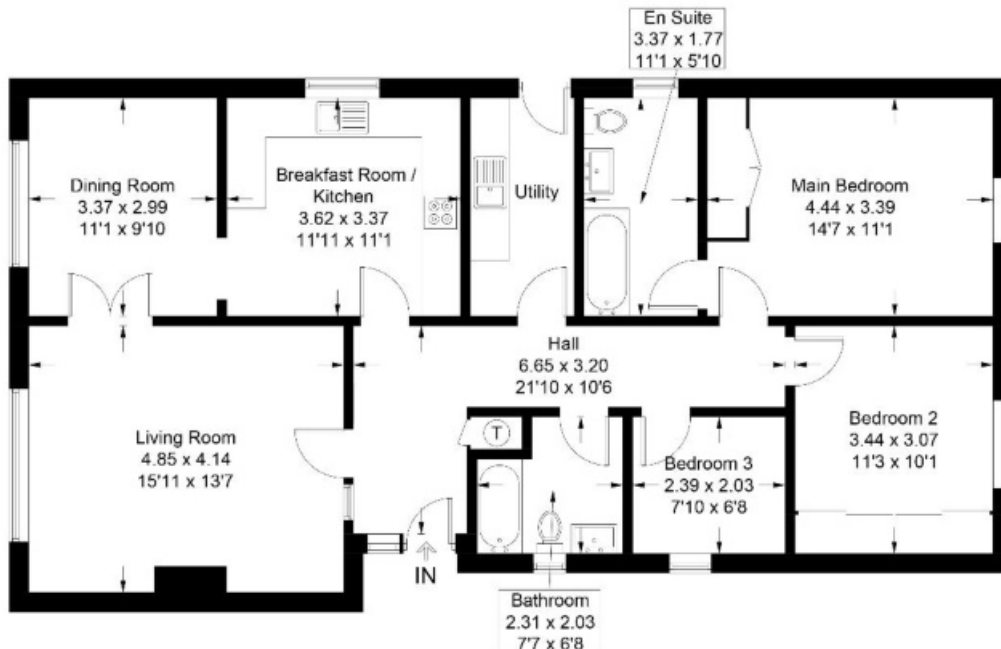


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219573)

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.