

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Ladylands Drive

Selkirk, TD7 4BD

Guide Price £210,000



17 Ladylands Drive is an immaculately presented semi-detached home, situated in a popular area of the town. The property boasts a bright and spacious open living room, dining area and modern kitchen, ideal for both everyday living and entertaining. Upstairs there are three bedrooms and a contemporary shower room. Externally, there is an attractive enclosed garden to the rear and a further area to the front together with a single garage and driveway. Truly ready to move into and located in a sought after area, this property is sure to appeal to many. Early viewing recommended.



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Ground Floor:
Entrance Hallway
Open Plan Living Room, Dining Area and Kitchen

First Floor:
Landing
Three Bedrooms
Shower Room

Outside:
Garden to front and rear. Single garage and 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.

Fixtures and Fittings

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

Services

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

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D

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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



17 Ladylands Drive

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

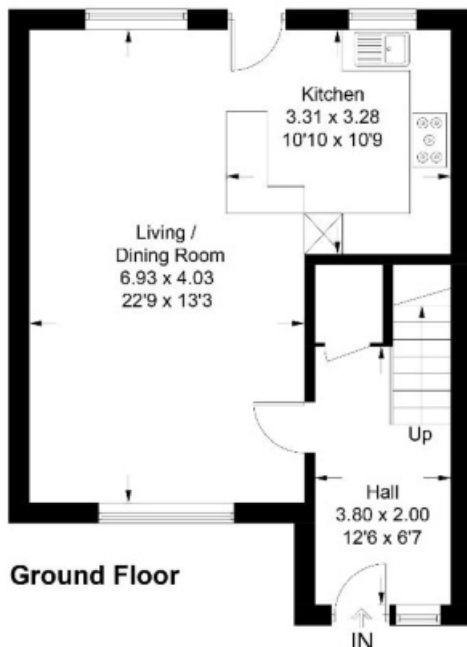


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1219572)

Full members of:



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