

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Fuchsia Cottage

38 Tower Street, Selkirk, TD7 4LS

Guide Price £260,000



Situated just a short stroll from the town centre, Fuchsia Cottage is a charming detached dwelling, constructed in the late 1800s. The property offers flexible accommodation with two public rooms and a bedroom at ground floor level together with a further two bedrooms and a boxroom upstairs, with the option to convert the boxroom into an en-suite, subject to any required permissions. Externally, the property benefits from a surprisingly large wraparound garden, which has been maintained beautifully by the current owners and enjoys a lovely outlook towards the Linglie Hill. Early viewing recommended.



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Ground Floor:

Entrance Porch
Hallway
Sitting Room
Dining Room
Breakfasting Kitchen
Conservatory
Bedroom

First Floor:

Landing
Two Further Bedrooms
Boxroom
Family Bathroom

Outside:

Wraparound garden laid out in hard and soft landscaping with brick external store and timber shed.



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 double glazing.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

C

EPC

D



Interested in this property?
Call 01750 723868

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

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Kelso,	Tel 01573 400 399
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Langholm,	Tel 013873 80482
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Fuschia Cottage, 38 Tower Street

Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221352)

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.