

**Selkirk**

Call 01750 723868



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 16 Elm Row

Selkirk, TD7 4EU

**Offers Over £135,000**



An immaculately presented first and upper floor maisonette situated in a desirable area of Selkirk just a short stroll from the town centre. The property benefits from plenty of living accommodation with a cosy lounge and an attractive kitchen/dining/family room. Additionally, there is a bedroom and family bathroom at first floor level and two further bedrooms and a shower room on the upper floor. Externally, there is a private area of garden to the front together with communal ground to the rear which has the benefit of a decked area, ideal for entertaining. If you are looking for an affordable property which is truly ready to move into then 16 Elm Row will not disappoint. Early viewing recommended.





# 16 Elm Row

Selkirk, TD7 4EU

**Offers Over £135,000**

First Floor:  
Entrance Hallway  
Lounge  
Kitchen/Dining/Family Room  
Bedroom  
Family Bathroom

Upper Floor:  
Two Double Bedrooms  
Shower Room

Outside:  
Private garden to front, shared garden to rear  
with decked area. Ample parking on street.





### 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

B

### 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

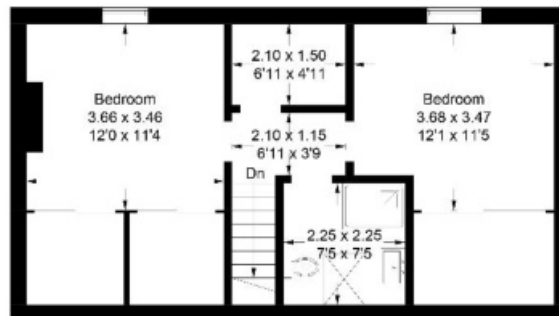
Also At:

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



#### 16 Elm Row

Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourleas.co.uk (ID1226777)

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.