

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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29 The Loan

Selkirk, TD7 4AU

Offers Over £98,000



29 The Loan is a bright and spacious first floor apartment, situated in a popular residential area of Selkirk. The accommodation comprises entrance hallway and stairs, lounge, dining kitchen, two double bedrooms and a contemporary shower room. Additionally there is a loft providing storage facilities or possible potential to extend, subject to the required consents. Benefiting from private garden to the side and rear and enjoying a lovely outlook over the Haining Estate and Valleys beyond from its elevated position, this property would ideally suit a first time buyer, investor or those looking to downsize.



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Accommodation:
Entrance and internal stairs
Lounge
Dining Kitchen
Two Double Bedrooms
Shower Room

Outside
Garden to side and rear
Ample on street parking



Location

Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle 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 Galashiels (approx 6 miles) and Hawick (approx 12 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. Selkirk boasts a wealth of history including direct associations with Sir Walter Scott. The Waverley rail link between Edinburgh and Tweedbank can be reached in under 15 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

A

EPC

C



Interested in this property?
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
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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



29 The Loan

Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1227565)

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.