



## 13 South Port

Selkirk, TD7 4AP

**Guide Price £140,000**



13 South Port is a well maintained mid-terraced property, ideally located within easy reach of the town centre. Boasting a spacious living room/dining room and three bedrooms together with ample storage facilities, it offers an ideal opportunity for those looking for an affordable family home. Externally there is a private area of garden ground to the rear laid out in hard and soft landscaping with a garden shed and there is ample parking on street.





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Accommodation:-

Ground Floor:

Entrance Hallway

Lounge/Dining Room

Kitchen

Rear Porch

First Floor:

Landing

Three Bedrooms

Bathroom

Outside:

Private garden to rear

Garden shed

On street parking





### 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

B

### EPC

D





## Interested in this property?

Opening Hours:

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
Tranent,	Tel 01875 611211



### 13 South Port, Selkirk, TD7 4AP

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft

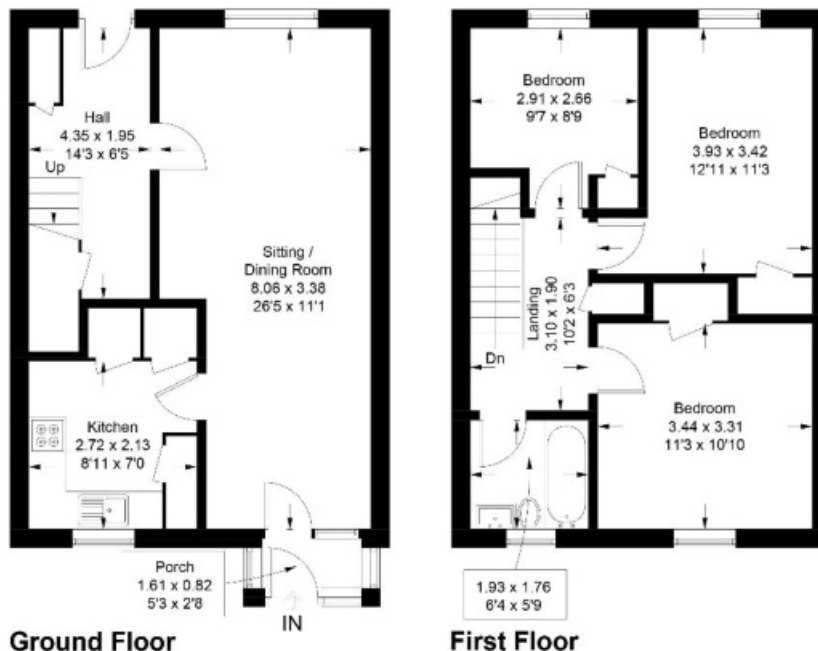


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1237684)

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.