

Selkirk

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SOLICITORS & ESTATE AGENTS

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3 Croft Terrace Selkirk

TD7 4LX

Guide Price £320,000



Situated in an elevated position with lovely views over the town and countryside beyond, 3 Croft Terrace is a traditional four bedroom detached property which offers spacious and well balanced accommodation, ideal for modern family living.

Of particular note is the well appointed kitchen/dining/family room, the focal point of the home, perfect for everyday life and entertaining with generous space and natural light creating a welcoming atmosphere.

Externally, there is a good sized private garden to the front laid out in hard and soft landscaping and a further area of garden ground to the rear. A single detached garage and dedicated parking space ensures off-street parking is available.



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Accommodation:
Ground Floor:
Vestibule
Entrance Hallway
Kitchen/Dining/Family Room
Sitting Room
Study Neuk
Rear Hall
Utility Room
WC

First Floor:
Landing
Four Double Bedrooms
Family Bathroom



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.

Description

Situated in an elevated position with lovely views over the town and countryside beyond, 3 Croft Terrace is a traditional four bedroom detached property which offers spacious and well balanced accommodation, ideal for modern family living.

Of particular note is the well appointed kitchen/dining/family room, the focal point of the home, perfect for everyday life and entertaining with generous space and natural light creating a welcoming atmosphere. A separate cosy sitting room provides a peaceful retreat, while a handy study neuk offers a dedicated space for home working.

Upstairs, a bright and airy landing leads to four double bedrooms and a family bathroom. The two bedrooms to the front enjoy uninterrupted views across the landscape.

Externally, there is a good sized private garden to the front laid out in hard and soft landscaping and a further area of garden ground to the rear. A single detached garage and dedicated parking space ensures off-street parking is available.

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

E

EPC

D

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Interested in this property?
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
Email: selkirk@cullenkilshaw.com

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

Also At:

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



3 Croft Terrace, Selkirk, TD7 4LX

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1246375)

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.