

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Rosewood, 9 Elm Row, Selkirk

TD7 4EU

Guide Price £350,000



Rosewood, 9 Elm Row is an attractive detached dwelling, situated in a quiet residential street yet just a short distance from the town centre and close to a regular bus route. The property offers flexible and well proportioned accommodation with the large lounge being of particular note, with a sunny conservatory adding to the living accommodation. There are two bedrooms and a contemporary shower room at ground floor level and then at first floor level a landing/bedroom and a further bedroom, both of which could be used for a variety of purposes. Outside, the property benefits from generous garden ground to front and rear together with a driveway and car port. Early viewing recommended.



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Accommodation:

Ground Floor:

Vestibule

Hallway

Lounge

Kitchen

Conservatory

Two Bedrooms

Shower Room

First Floor:

Landing/Bedroom

Bedroom

Outside:

Gardens to front and rear

Driveway and car port



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

F

EPC

E



**Interested in this property?
Call 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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



9 Elm Row, Selkirk, TD7 4EU

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1230135)

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.