

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14-16 Dovecot Park

Selkirk, TD7 4ES

Offers Over £230,000



14-16 Dovecot Park is a particularly attractive single storey extended detached bungalow, located just off Selkirk town centre, ensuring most amenities and facilities are easily reached on foot. Perfectly suited to those searching for an easily managed home to downsize to or ready to move into starter property, it has recently undergone refurbishment throughout and, as such, is presented onto the market in excellent order. The layout is well planned and easily adapted if desired, centred around a pleasant sitting room which leads on to the well equipped modern kitchen. Of the three bedrooms, one is en-suite, and there is a well appointed main bathroom boasting a freestanding bath and separate shower enclosure. Externally, there are enclosed gardens to the side and rear.



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Accommodation:

Entrance Hall
Sitting Room
Modern Kitchen
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Enclosed private gardens

Gas Central Heating
Double Glazing



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 drainage, water and electricity. Gas Central Heating. Double Glazing.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

C

EPC

D



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
Tranent,	Tel 01875 611211



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Approximate Gross Internal Floor Area: 91.0 m² ... 980 ft²



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.