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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.



# 14-16 Dovecot Park

Selkirk, TD7 4ES

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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

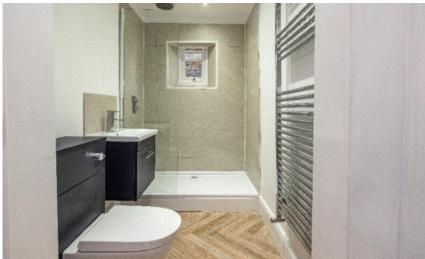
#### **Council Tax Banding**

C

#### **EPC**

D













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### Interested in this property? Call 01750 723868

26 High Street, Selkirk, TD7 4DD

Monday to Friday: 9.00am to 5.00pm

Also At:

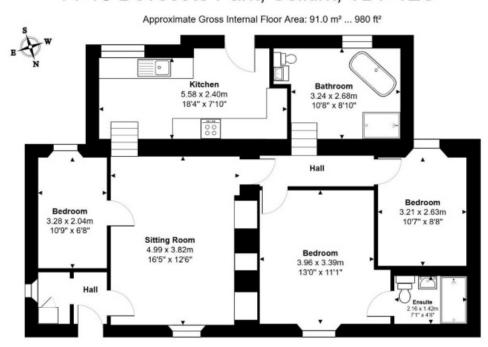
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## 14-16 Dovecote Park, Selkirk, TD7 4ES



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