

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Douglas Place Selkirk, TD7 4AF

Guide Price £130,000



A charming two bedroom end terraced home tucked away just off Selkirk town centre, offering the perfect blend of privacy and convenience. Despite its quiet position, it sits only moments from local amenities, making it an ideal starter home or easily managed downsize. The accommodation is spacious and well laid out, with a good sized dining kitchen featuring patio doors that open directly onto the rear garden - great for relaxed meals or entertaining. The property is presented in good order throughout, allowing a new owner to move straight in and enjoy. Outside, the enclosed rear garden has been thoughtfully planned for ease of maintenance, providing a pleasant outdoor space without the upkeep. Altogether, this is a lovely, low maintenance home in a highly convenient location - an excellent opportunity for first time buyers or anyone seeking comfortable, practical living close to the heart of Selkirk.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen

First Floor:
Two Double Bedrooms
Bathroom

Outside:
Easily maintained enclosed garden

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 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

B

EPC

C



**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:

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



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Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

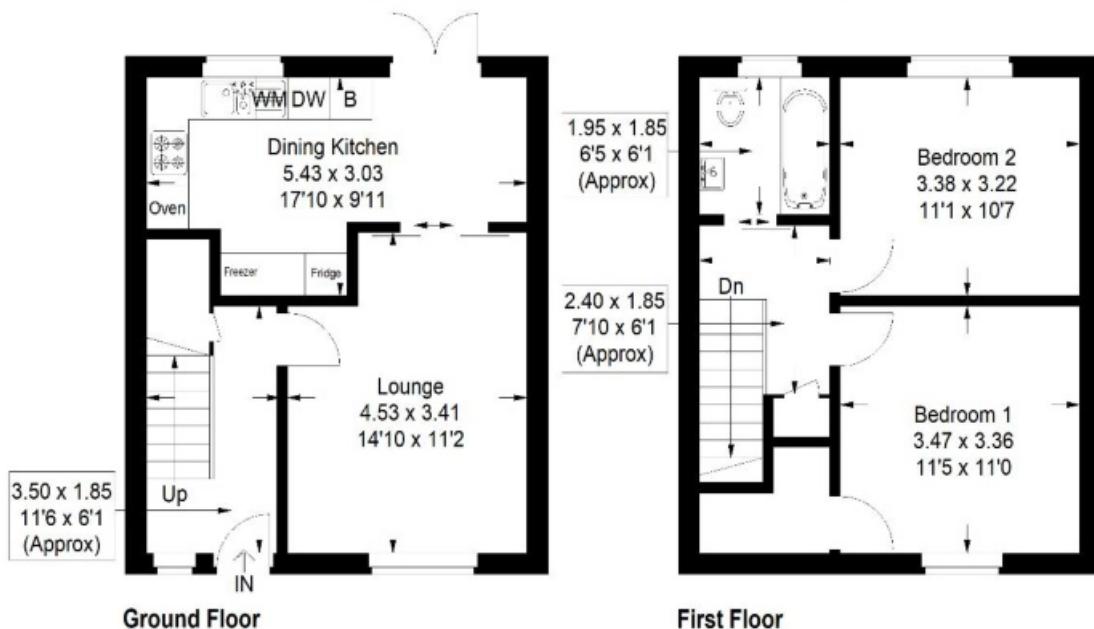


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