

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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135 Forest Road

Selkirk, TD7 5DD

Offers Over £225,000



An individually designed detached home located in a peaceful setting in Selkirk, presented in excellent order throughout. The interior offers a thoughtfully planned and generously proportioned layout, featuring a modern kitchen, contemporary bathroom facilities, and a welcoming living space complete with a wood burning stove. The property is truly ready to move into, with easily managed accommodation and well maintained garden areas to both the front and rear, providing attractive yet low maintenance outdoor space. Enjoying a quiet position while remaining within comfortable reach of local amenities, this is an ideal home for those seeking convenience, comfort, and a high standard of modern living.



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Ground Floor:

Front Entrance Porch
Spacious Lounge/Dining Room
Open Plan Kitchen
Downstairs Shower Room

First Floor:

Upper Landing
Two Large Double Bedrooms
Third Bedroom/Dressing Room
Bathroom

Outside:

Easily maintained 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

D

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
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 Area = 97.3 sq m / 1047 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID 1270810)

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