

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Heatherlie Park

Selkirk, TD7 5AL

Offers Over £240,000



4 Heatherlie Park is an extremely well presented first floor apartment, forming part of an attractive traditional Victorian property. Ideally located for easy access to the town centre, it offers bright, comfortable living with excellent natural light throughout. The accommodation comprises a spacious lounge/dining room, a generous dining kitchen, three well proportioned bedrooms, and a modern family bathroom, all finished to a high standard and enhanced by a number of pleasing period and contemporary features.

Externally, the property benefits from a charming sunny private garden to the front, perfect for relaxing or entertaining, together with a useful external store to the rear of the property fitted with electricity, ideal for bikes, tools, or hobbies. Offstreet parking further adds to the convenience. This is a superb opportunity for buyers seeking a characterful home that blends traditional appeal with practical modern touches.



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Accommodation:
Entrance Hallway
Stairs to upper floor
Landing
Lounge/Dining Room
Dining Kitchen
Three Bedrooms
Family Bathroom
Fully Floored Loft

Outside:
Private garden to front
Additional communal ground including shared drying area
Outbuilding with electricity to rear of property
Off street parking



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.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D

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
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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 = 119.3 sq m /1284 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1290315)

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.