

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 12 Bridge Street

Selkirk, TD7 5BS

**Guide Price £100,000**



A well proportioned two bedroom mid-terraced property situated in a quiet street on the edge of town. Extending to approximately 81 square metres, the accommodation comprises entrance hallway, lounge, kitchen, two double bedrooms (one with wc), family bathroom and fully floored loft. Externally, the property benefits from a large area of garden ground to the rear of the property together with a shared drying area. Ample on street parking. Whilst the property could benefit from a degree of cosmetic upgrading, it offers a great opportunity for a first time buyer or downsizer.



# 12 Bridge Street

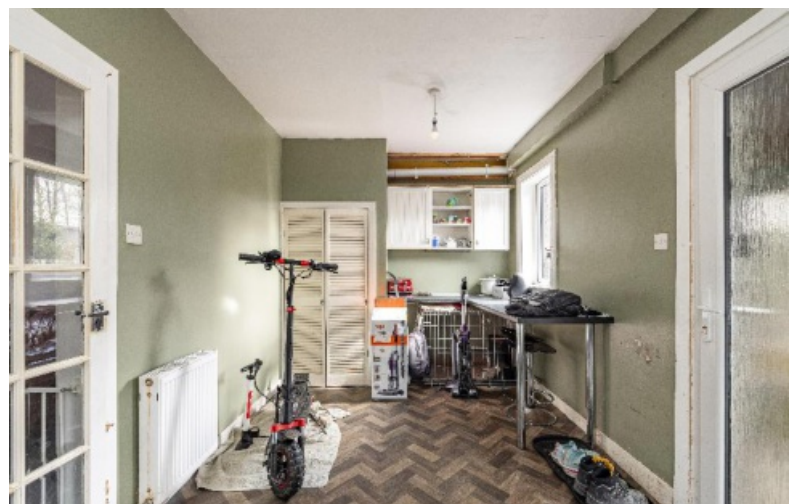
Selkirk, TD7 5BS

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Accommodation:  
Ground Floor:  
Entrance Hall  
Lounge  
Kitchen

First Floor:  
Landing  
Two Double Bedrooms (One with WC)  
Bathroom  
Fully Floored Loft

Outside:  
Garden to front and rear  
Shared Drying Green



### 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. Some additional furniture may also be included in the sale if required.

### 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

A

### EPC

D



Interested in this property?  
**Call 01750 723868**

26 High Street,  
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Phone: 01750 723868  
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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      |



**12 Bridge Street, Selkirk, TD7 5BS**

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290401)

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.