

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Muthag Court

Selkirk, TD7 5DP

Guide Price £55,000



A well proportioned third floor one bedroom flat in an established residential area of Selkirk, close to Selkirk Leisure Centre and in an ideal location to enjoy riverside walks. Extending to approximately 55 square metres and accessed via internal stairs, the property comprises entrance hall, lounge, kitchen, double bedroom and bathroom. Externally, there is a communal drying area together with resident's car park. An ideal opportunity for a first time buyer or a rental investment, having been successfully rented in the past.



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Accommodation:

- Entrance Hall
- Lounge
- Kitchen
- Double Bedroom
- Bathroom

Outside:

- Communal Drying Area
- Resident's Car Park

Situation

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 the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

EPC Rating

C

Fixtures and Fittings

All fitted floorcoverings, the light fittings, kitchen fittings and bathroom fittings.

Services

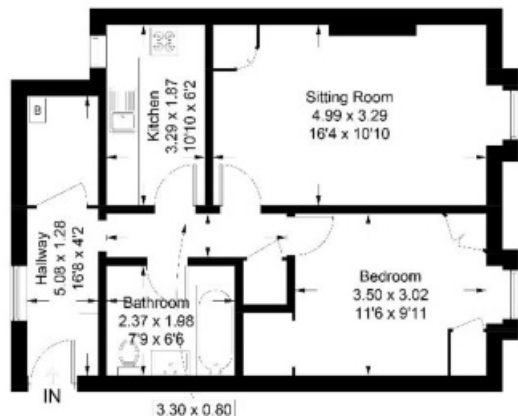
Mains gas, electricity, water and drainage. Gas central heating.

Council Tax

A

Viewings

Strictly by appointment with the Selling Agents



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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.

Full members of:

