



## 54 Back Row

Selkirk, TD7 4AG

**Guide Price £175,000**



54 Back Row is a generously proportioned end terraced townhouse situated in a popular residential area in close proximity to the town centre and local primary and secondary schools. The property has been sympathetically and tastefully upgraded by the sellers and is presented in immaculate condition throughout. The accommodation is flexible and can be tailored to suit individual requirements, with the first floor sitting room also offering the option of a fourth bedroom. Outside, there is a private area of garden to the rear and ample on street parking. An ideal affordable family home which is truly ready to move into.



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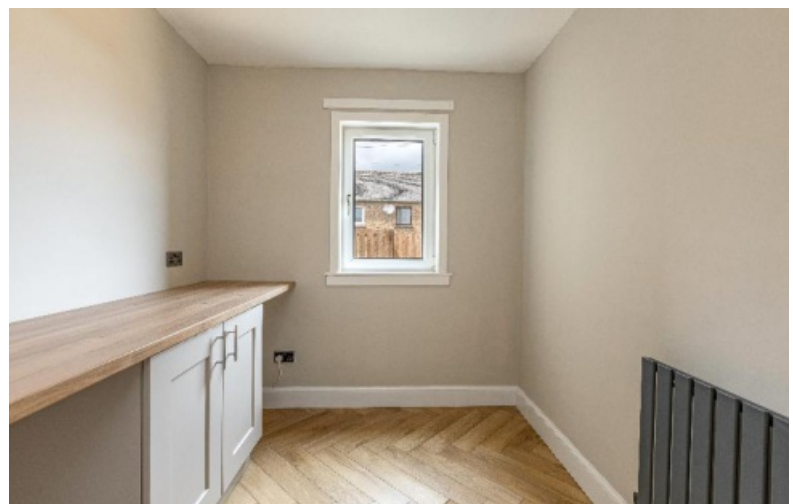
**Guide Price £175,000**

Accommodation:  
Ground Floor:  
Entrance Hallway  
Kitchen/Living Room  
Utility Room  
WC

First Floor:  
Living Room  
Double Bedroom  
Large storage cupboard

Second Floor:  
Two Further Double Bedrooms  
Shower Room

Outside:  
Private garden to rear



### 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.

### Services

Mains Gas, Electricity, Water and Drainage. Gas Central Heating and Double Glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### EPC

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

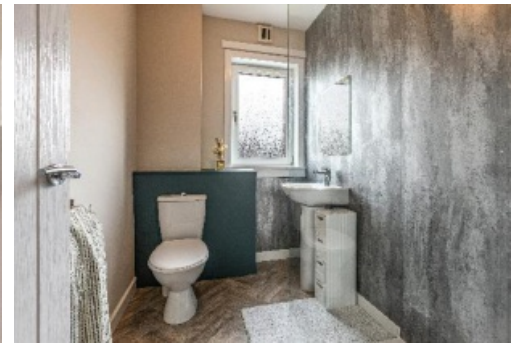
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**Interested in this property?**

Opening Hours:

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Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



**54 Back Row, Selkirk, TD7 4AG**

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315374)

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.