

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Victoria View

Beechbank, Selkirk, TD7 4ET

Guide Price £290,000



Situated in a popular residential area of Selkirk, ideally placed for access to the town centre, Victoria View is an attractive three bedroom detached property, presented in lovely condition throughout. Set over three levels, the accommodation comprises entrance hallway, double bedroom, dressing room, en-suite shower room, store room and integral garage with workshop (currently utilised as a games room) at ground floor level, open plan lounge/kitchen/dining room with balcony, utility room, family bathroom and double bedroom at first floor level and a further double bedroom with en-suite at second floor level. Externally, there is an easily maintained area of garden ground to the rear together with a driveway to the front of the property providing off street parking facilities. Early viewing recommended.



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Accommodation:

Ground Floor:

Entrance Hallway
Double Bedroom with Dressing Room and En-suite Shower Room
Large Storage Cupboard
Integral Garage with Workshop

First Floor:

Open Plan Lounge/Kitchen/Dining Room with Balcony
Utility Room
Family Bathroom
Double Bedroom

Second Floor

Double Bedroom with En-suite Shower Room and Storage

Outside:

Garden to Rear
Driveway to Front



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 water, drainage, gas and electricity. Gas central heating and double glazing. Solar panels.

Fixtures and Fittings

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

EPC

B

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

F



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



Victoria View, Beechbank, Selkirk, TD7 4ET

Approximate Gross Internal Area = 181.9 sq m / 1958 sq ft
(Including Garage)

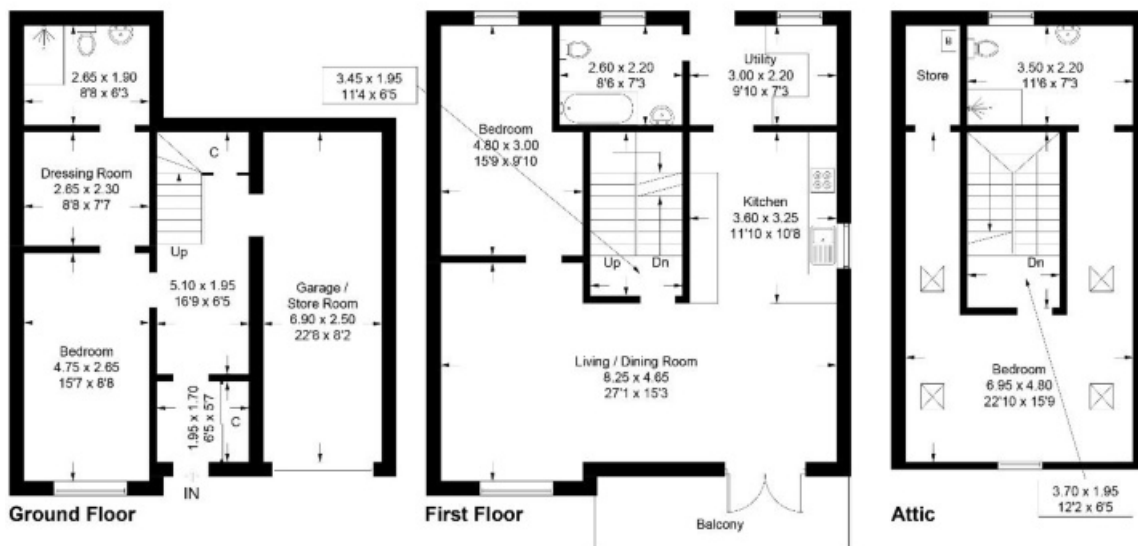


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318473)

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.