

**Selkirk**

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## 6 Buccleuch House

Muthag Street, Selkirk, TD7 5DW

**Offers Over £85,000**



An easily maintained two bedroom ground floor flat situated within an attractive traditional building in a popular residential area of the town. The property benefits from all accommodation on the one level and offers an ideal opportunity for a first time buyer, downsizer or investment purchaser, having been successfully rented for a number of years.

Externally, there is an outside store providing storage facilities, a small area of communal ground and ample space for car parking.



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Accommodation:  
Entrance Hallway  
Lounge  
Kitchen  
Two Bedrooms  
Bathroom

Outside:  
External Store  
Communal Area  
Parking

## 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 real 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).

## Fixtures and Fittings

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

## Services

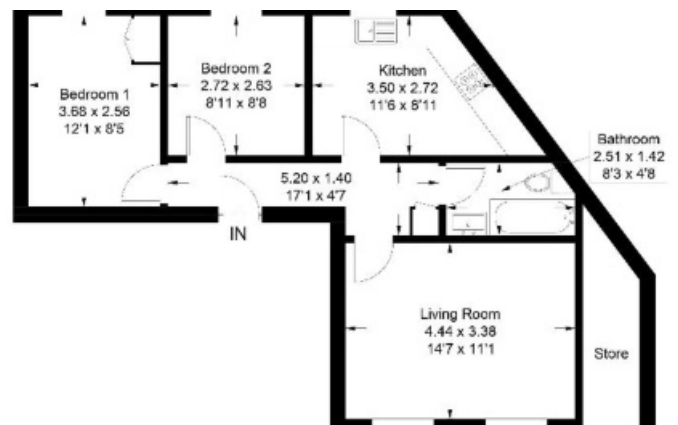
Mains gas, electricity, water and drainage. Gas central heating and double glazing.

## EPC

D

## Council Tax

A



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