

Selkirk

Call 01750 723868



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18 Knowepark

Selkirk, TD7 4EY

Offers Over £360,000



18 Knowepark is an impressive four bedroom detached property, situated in a rarely available part of Selkirk within close proximity to the highly regarded Knowepark Primary School and Selkirk High School. Well presented throughout, the generously proportioned accommodation is flexible, with a second sitting room which could also serve as home office space or even a fifth bedroom if required. The principal bedroom has the benefit of a dressing room and en-suite bathroom, whilst there is a family bathroom at first floor level and a convenient shower room at ground floor level. Externally, the property boasts attractive garden grounds with a summer house, ideal for relaxing and entertaining. A single garage and driveway provides off street parking and further storage facilities if required.



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Accommodation:
Ground Floor:
Vestibule
Hallway
Lounge/Dining Room
Sitting Room
Breakfasting Kitchen
Utility Room
Shower Room

First Floor:
Landing
Principal Bedroom with Dressing Room and en-suite Bathroom
Three Further Bedrooms
Family Bathroom

Outside:
Garden to front, side and rear
Garage
Driveway



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.

Services

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

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

F

EPC

C



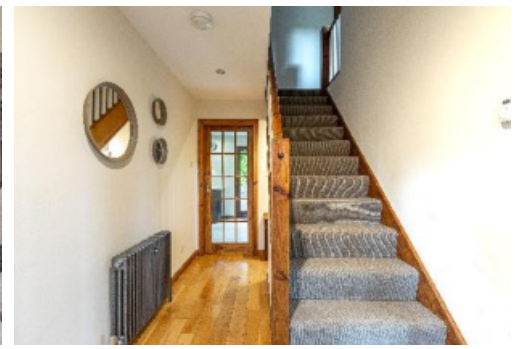
Interested in this property?
Call 01750 723868

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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



18 Knowepark, Selkirk, TD7 4EY

Approximate Gross Internal Area = 145.1 sq m / 1562 sq ft
Garage = 8.9 sq m / 96 sq ft
Total = 154.0 sq m / 1658 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324548)

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.