

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Spion Kop

Selkirk, TD7 4JW

Guide Price £350,000



An attractive detached dwellinghouse situated on the edge of Selkirk within easy walking distance of a regular bus route. The accommodation comprises entrance vestibule, hallway, lounge, dining room, kitchen and shower room at ground floor level and three bedrooms (two with en-suite shower rooms) and family bathroom at first floor level. Externally, the garden ground surrounds the property, predominately laid out in lawn, patio and terracing. Whilst the property would benefit from a degree of modernisation, it offers flexible accommodation which can be configured to suit individual requirements, with plenty of space for a growing family.



2 Spion Kop

Selkirk, TD7 4JW

Guide Price £350,000

Accommodation:

Ground Floor:

Vestibule

Entrance Hallway

Lounge

Kitchen

Dining Room

Shower Room

First Floor:

Landing

Three Double Bedrooms (two with en-suite Shower Rooms)

Family Bathroom

Outside

Private garden surrounding the property

On street parking



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

E

EPC

D



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



2 Spion Kop, Selkirk, TD7 4JW

Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318528)

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.