Selkirk
Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Bemersyde Crescent

Selkirk, TD7 4DH

Guide Price £120,000



A bright and spacious two bedroom terraced house, conveniently situated for the town centre and benefiting from a lovely outlook over the surrounding countryside from the rear. The living accommodation is generously proportioned, with ample space in the kitchen for a dining table. At first floor level there are two double bedrooms and a shower room. The property also benefits from good storage facilities. Externally, there are areas of garden ground to both front and rear and parking is readily available on street.



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Accommodation:
Ground Floor:
Entrance Hall
Lounge with direct access to rear garden area
Dining Kitchen

First Floor:
Landing
Two Double Bedrooms
Shower Room

Outside:
Areas of garden to front and rear
Ample 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
B

EPC
D









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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
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211







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Approximate Gross Internal Area
80.0 sq m / 861 sq ft

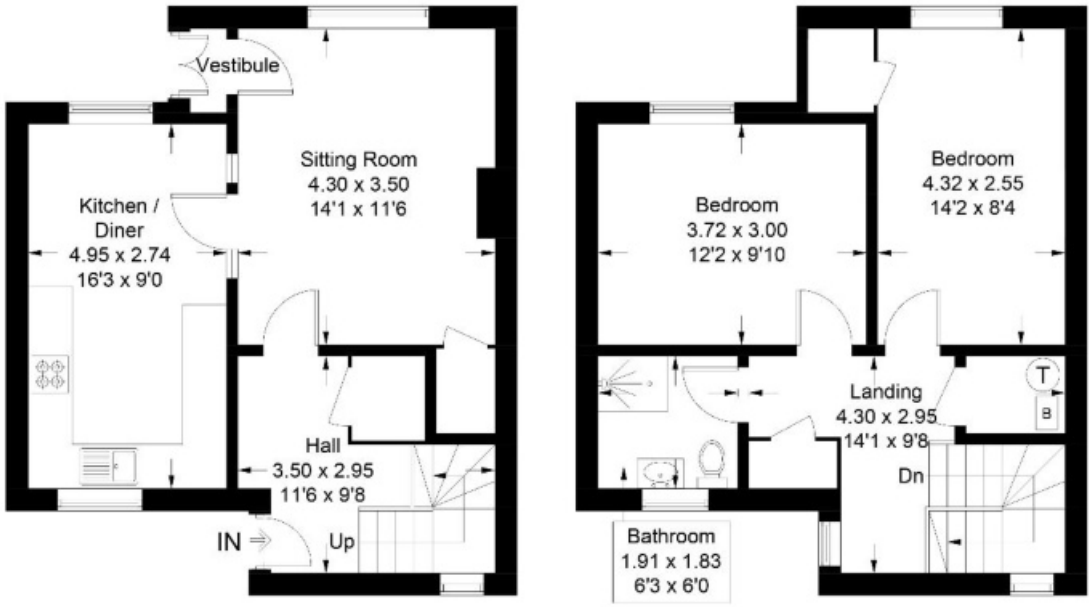


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1349477)

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.