Selkirk
Call 01750 723868

CULLEN KILSHAW
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9 Goslaw Green

Selkirk, TD7 4EJ

Guide Price £195,000



9 Goslaw Green is a well proportioned semi-detached dwellinghouse, situated in a rarely available area of Selkirk. Having been extended in the past, the property benefits from both a living room and dining room at ground floor level, as well as a breakfasting kitchen, bathroom and a good sized conservatory to the rear. Upstairs, there are three bedrooms, together with a contemporary shower room and excellent storage facilities in both the principal bedroom and on the landing.

Externally, the garden to both side and rear is laid out in patio and decking, providing low maintenance outside space. There is also the benefit of the use of the "Green" along with other proprietors in the street, offering an ideal safe space for children to play. An access driveway offers handy off-street parking.



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Accommodation:
Ground Floor:
Entrance Vestibule
Hallway
Living Room
Dining Room
Breakfasting Kitchen
Bathroom
Conservatory

First Floor:
Landing
Three Bedrooms
Shower Room

Outside:
Private garden to rear
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. Double glazing.

Viewings
Strictly by appointment with the Selling Agent

Entry
By mutual agreement

Council Tax Banding
A

EPC
E









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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
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







9 Goslaw Green, Selkirk, TD7 4EJ
Approximate Gross Internal Area
124.0 sq m / 1335 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1350361)

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.