

**Selkirk**  
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## 2 Curror Street, Selkirk

TD7 4HF

**Guide Price £85,000**



2 Curror Street is an extremely attractive ground floor flat which is located within a popular area of town, tucked away yet just a short distance from most amenities. It is presented in excellent order throughout; perfectly suited to those searching for a starter property which is ready to move into or ready to go rental investment. Outside, there is a communal area of garden to the rear whilst plenty of parking is available on street.



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Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Two Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Large communal garden/drying area

**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 outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, bars, and shops catering well for every day needs, with a wider range of retail outlets in both Hawick (approx. 12 miles) and Galashiels (around 6 miles).

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

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

**Viewing:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.

**EPC Rating:**

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2 Curror Street, Selkirk, TD7 4HF  
Approximate Gross Internal Area = 452 sq m / 1,452 sq ft

