

Selkirk
Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26 Kingsland Avenue, Selkirk

TD7 4AT

Guide Price £135,000



26 Kingsland Avenue is a well-proportioned semi-detached family home, located within a popular and peaceful residential area with lovely open views over Selkirk and beyond. Benefiting from spacious accommodation throughout, the property benefits from many pleasing features including three double bedrooms, bathroom and separate WC, great storage space and solar panels. A generous garden surrounds the property and offers potential to extend, if desired. Early viewing of this lovely property is strongly recommended to avoid disappointment.



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Hall
Lounge
Dining Kitchen
Three Double Bedrooms
Upstairs WC
Family Bathroom

Gas Central Heating
Double Glazing
Solar Panels

Garden Front, Side & 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 by-pass 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 itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for every day needs, but a wider range of major retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (around 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, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

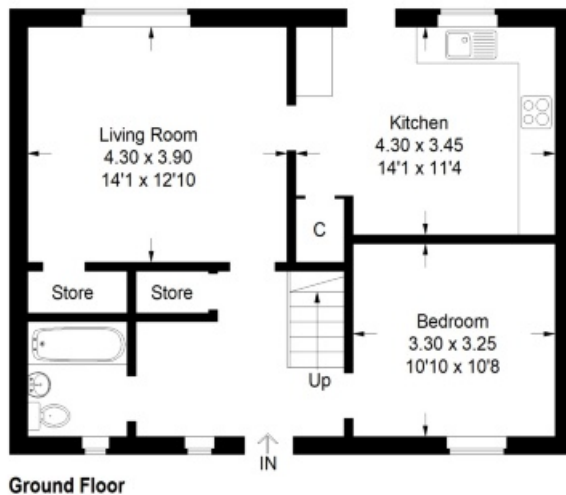


Interested in this property?
Selkirk
Call 01750 723868

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

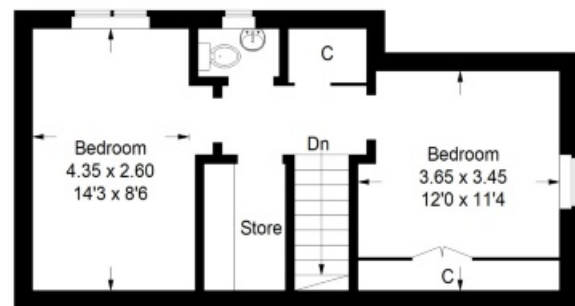
Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Ground Floor

26 Kingsland Avenue, Selkirk

Approximate Gross Internal Area
95.3 sq m / 1026 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 765456)

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.