

Selkirk
Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 West Port, Selkirk

TD7 4DG

Guide Price £120,000



A spacious four bedroom first and upper floor maisonette located in the heart of the Scottish Borders. The property boasts a versatile layout, with the option to use the fourth bedroom as a dining room, if desired. Enjoy the convenience of a town centre location with the added bonus of an enclosed private garden to the rear. The property has been successfully let for a number of years, making it a ready-to-go rental investment opportunity. Early viewing essential.



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Entrance Hall
Lounge
Kitchen
Dining Room/Bedroom Four
Three Bedrooms
Large Bathroom

Gas Central Heating

Enclosed Private Garden



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.

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Selkirk
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
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Kelso, Tel 01573 400 399
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482



12 West Port, Sekirk

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft

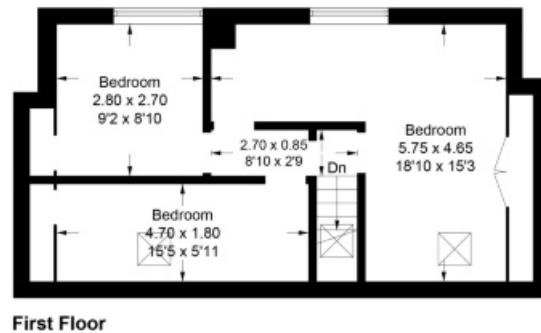
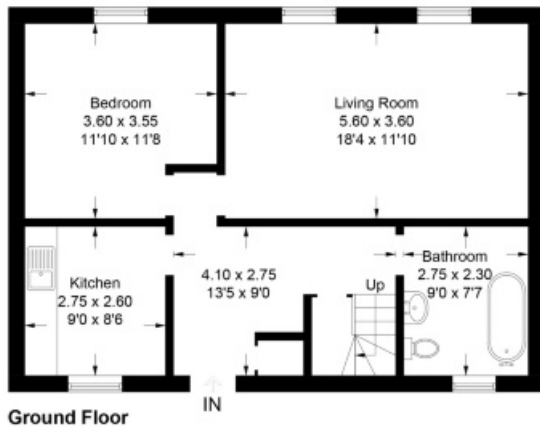


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID930006)

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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.