

**Selkirk**  
Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 30 Elm Row

Selkirk, TD7 4EU

**Guide Price £145,000**



30 Elm Row is a charming semi-detached cottage situated in a quiet residential area of Selkirk just a short walk from the town centre. The accommodation is comfortably proportioned with plenty of storage space and has the benefit of garden areas to the front and rear. The property would be ideally suited to the first time buyer or those looking for a retirement property. Viewing highly recommended.





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**Guide Price £145,000**

Ground Floor  
Entrance Hallway  
Lounge with Dining Area  
Kitchen  
Bedroom with Fitted Wardrobe  
Bathroom

First Floor  
Large Double Bedroom with Fitted Wardrobe

Outside  
Gardens to Front and Rear





### 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.

### Services

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

### Fixture and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### EPC

E

### Council Tax Band

A

### Viewings

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  
Langholm, Tel 013873 80482



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Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

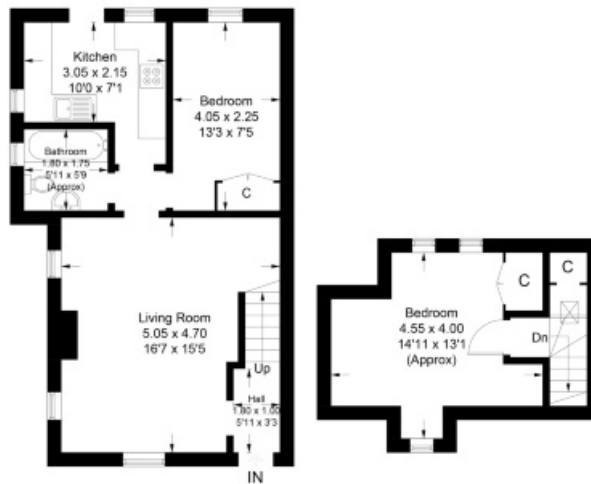


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID940140)

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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.