

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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44 Raeburn Place

Selkirk TD7 4JB

Guide Price £145,000



44 Raeburn Place is a charming mid terraced property situated in a quiet residential area of Selkirk. The property is in good condition throughout with generously proportioned accommodation. Of particular note is the Dining Room with French doors accessing the rear garden. The property would be ideally suited to the first time buyer, those looking to downsize or as a rental investment. Outside, there is a small graveled area to the front and a good sized enclosed area of private garden to the rear laid out in lawn and decking. Viewing highly recommended.



44 Raeburn Place

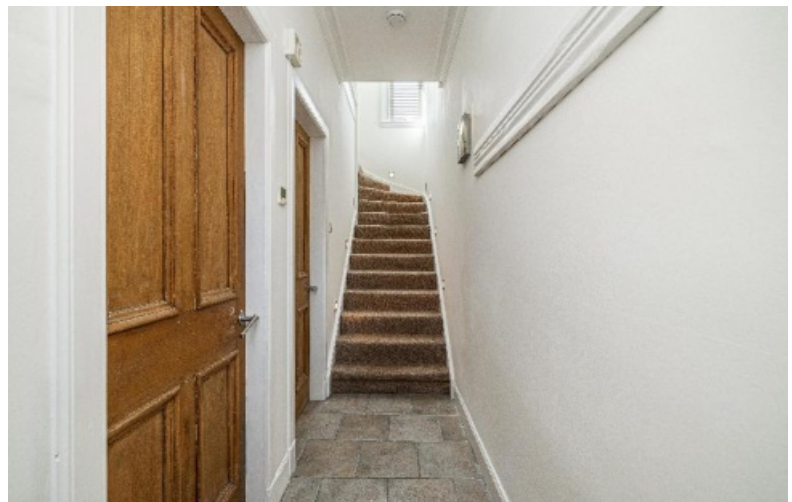
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Ground Floor
Hallway
Lounge
Dining Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Gas Central Heating/Underfloor Heating
Double Glazing



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/Underfloor Heating and Double Glazing.

Fixtures and Fittings

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

EPC

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Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

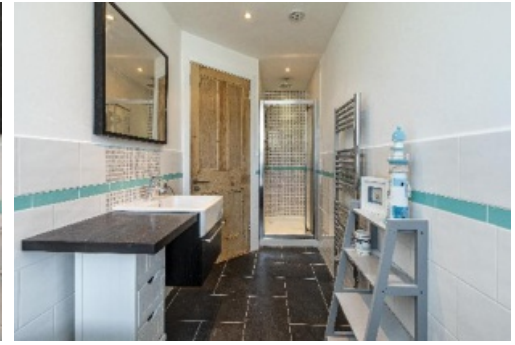


Interested in this property?
Call 01750 723868

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

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Approximate Gross Internal Area = 80.9 sq m / 871 sq ft

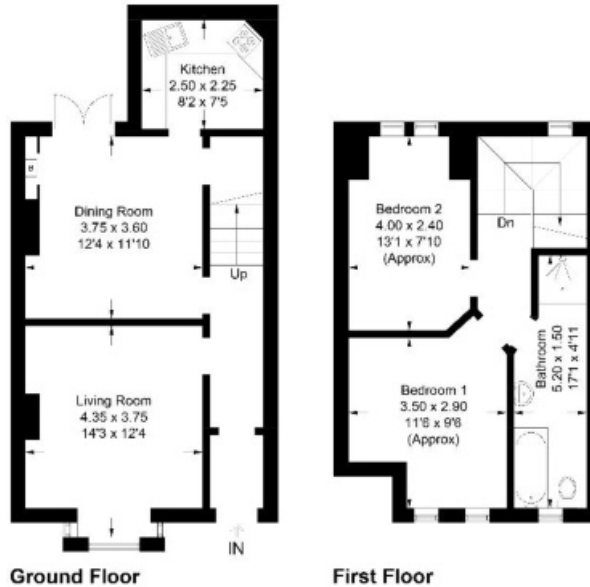


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketch.com © (jD956835)

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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.