

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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33 Victoria Crescent

Selkirk, TD7 5DE

Guide Price £225,000



33 Victoria Crescent is an attractive semi detached property situated in a quiet residential area of the town. The property provides spacious accommodation extending over four floors with a large kitchen/dining room at basement level which leads out to a good sized garden area with a lovely outlook over the nearby countryside. The property also has the benefit of off street parking with potential to add a garage. Presented in good condition throughout, this would be ideally suited as a family home. Early viewing recommended.



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Accommodation

Ground Floor:-

Lounge
Sitting Room
Study

Basement:-

Kitchen/Dining Room
Large Larder Cupboard
Shower Room

First Floor:-

2 Double Bedrooms
Bathroom
Stairs to Attic Room

Outside

Garden to front and rear
Off 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 bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside 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 everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 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 water and drainage. Gas central heating and double glazing.

Fixtures and Fittings

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

EPC

E

Viewings

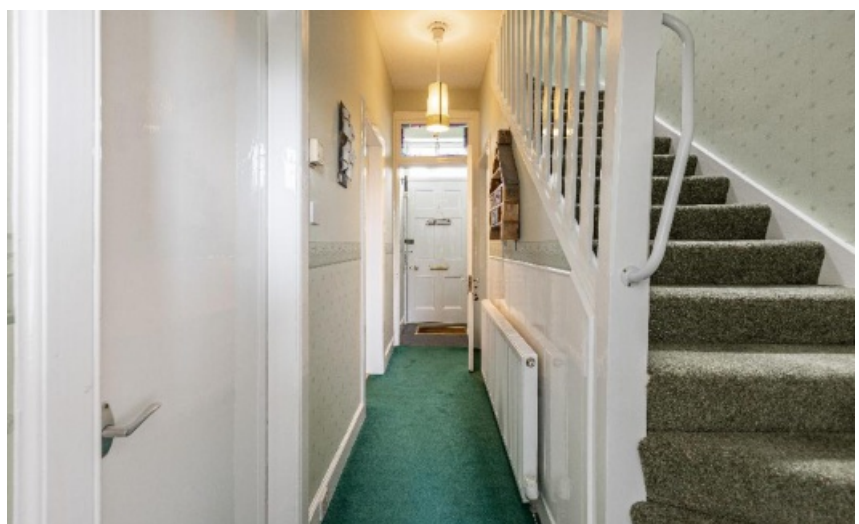
Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D



Interested in this property?
Call 01750 723868

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Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
Email: selkirk@cullenkilshaw.com

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



33 Victoria Crescent

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID882013)

Full members of:



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