

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Mayfield Cottage

3 Raeburn Meadow, Selkirk, TD7
4HL

Offers Over £270,000



Mayfield Cottage is an impressive detached traditional dwellinghouse located in a popular residential area of Selkirk just a short walk from the town centre and in close proximity to Knowepark Primary School. The property has been sympathetically renovated in recent time whilst retaining the original features and is well presented with tasteful neutral decor throughout. The property has the benefit of two good sized public rooms together with an extremely spacious kitchen with dining area which leads out to a large rear garden. Boasting 3 bedrooms with a bathroom at ground floor level and a shower room on first floor level, the property is ideally suited as a well proportioned family home. Early viewing recommended to avoid disappointment.



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Ground Floor
Entrance Hallway
Lounge
Sitting Room
Large Kitchen with Dining Area
Boot Room
Bedroom
Bathroom

First Floor
Two Double Bedrooms
Shower Room

Outside
Log Store to Front
Large Rear Garden with Greenhouse and Shed



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 & Drainage. Gas Central Heating & Double Glazing.

Fixtures and Fittings

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

EPC

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E



Interested in this property?
Call 01750 723868

26 High Street,
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
Annan,	Tel 01461 202 866/867



3 Raeburn Meadow, Selkirk

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID985586)

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.