

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Ladylands Terrace

Selkirk, TD7 4BB

Guide Price £200,000



14 Ladylands Terrace is an immaculately presented semi-detached dwellinghouse located in a sought after and rarely available area of the town. The property provides spacious accommodation throughout with a well proportioned lounge and dining kitchen together with three good sized bedrooms and a family bathroom. Of particular note are French Doors from the lounge leading out to generous garden ground to the rear and also benefiting from lovely views over Selkirk Hill. There is also a good sized garage to the side of the property together with large monoblocked driveway. Early viewing of this lovely property is recommended to avoid disappointment.



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Accommodation

Ground Floor:-

Entrance Hallway

Lounge with French Doors to Rear Garden

Dining Kitchen

First Floor:-

Landing

Three Bedrooms

Family Bathroom

Outside:-

Large Garden to the Rear laid out in Patio and Lawn

Monoblocked Driveway to the Front

Garage

Wiring for Electric Car Charger

Solar Panels



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 drainage, water, electricity and gas. Gas central heating. Double Glazing. Solar panels.

Fixtures and Fittings

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

EPC

C

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D



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
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Annan,	Tel 01461 202 866/867

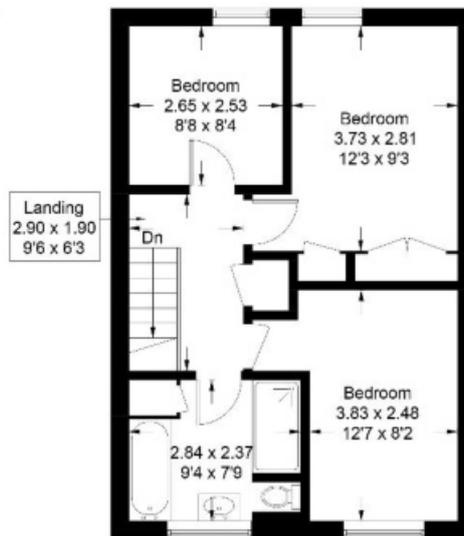


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Approximate Gross Internal Area = 90.2 sq m / 971 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID995667)

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.