

**Selkirk**

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## 7 Ettrick Road

Selkirk, TD7 5AJ

**Guide Price £85,000**



7 Ettrick Road is a deceptively spacious two bedroom ground floor flatted dwellinghouse located in a popular residential area of Selkirk just a short walk from the town centre. The property is presented in good decorative order throughout having been freshly painted and new carpets fitted and provides easily maintained accommodation ready to move into. In addition, the property benefits from a private area of ground to the front and a coalhouse/workshop and shared drying area to the rear.



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Accommodation:-  
 Entrance Hall  
 Lounge  
 Kitchen  
 Two Double Bedrooms  
 Bathroom

Private Garden Area to Front  
 Coalhouse/Workshop and Shared Drying  
 Area to Rear

### Situation

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 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 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.

### Fixtures and Fittings

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

### Services

Mains water and drainage. Gas Central Heating and Double Glazing.

### EPC

D

### Council Tax

A



Ground Floor