

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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107 Forest Road

Selkirk, TD7 5DD

Guide Price £95,000



107 Forest Road is a deceptively spacious bright and cheery first floor flatted dwellinghouse located in a popular residential area of Selkirk just a short walk from the town centre. The property has a flexible layout throughout with the option to utilise the dining room as a third double bedroom if required. The lounge, kitchen and dining room all benefit from lovely views over the hills to the rear. Whilst a degree of modernisation may be required, this provides an ideal opportunity to make your own mark and create a lovely easily maintained home. Outside, the property has private garden ground and a coalhouse to the front and a shared drying area to the rear. Early viewing recommended.



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Accommodation
Entrance Hallway
Lounge
Kitchen
Dining Room (which could be utilised as a third bedroom)
Two Double Bedrooms
Bathroom

Outside
Private Garden area to the Front with Coal Shed
Shared Drying Area to the Rear



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, electricity 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

C

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

B



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
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Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867



107 Forest Road, Selkirk

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

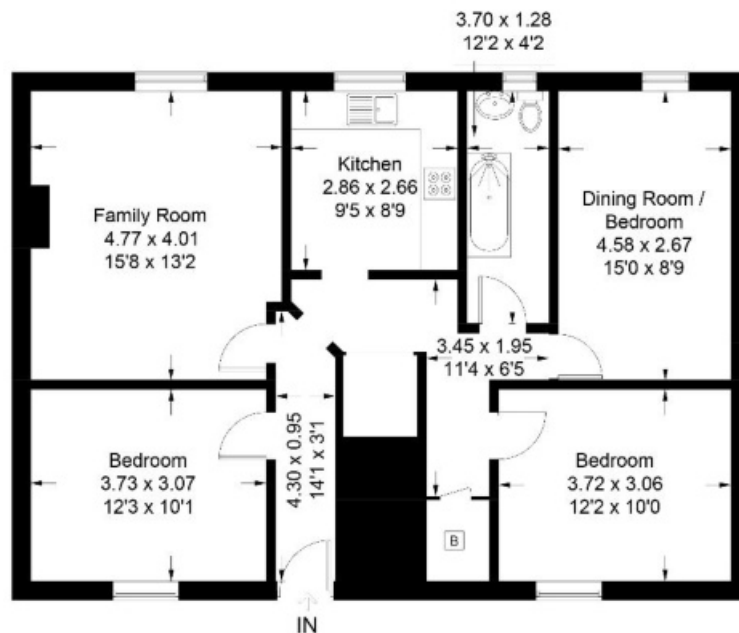


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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.