

**Selkirk**

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## 28a West Port

Selkirk, TD7 4DG

**Guide Price £85,000**



An attractive maisonette style property enjoying a central location with most amenities and facilities just a short distance on foot. The comfortably proportioned accommodation is arranged over ground and first floor and would ideally suit those looking for an easily maintained starter home but would also be suitable as a rental investment. The property is presented in move in condition and early viewing is recommended.



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Accommodation:  
Ground Floor:  
Entrance Hallway  
Bedroom  
Bathroom

First Floor:  
Open Plan Lounge/Kitchen  
Bedroom

### 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 the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

### EPC Rating

D

### Fixtures and Fittings

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

### Services

Mains water, gas, electricity and drainage. Gas central heating.

### Entry

By mutual agreement.

