

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 15 Knowepark

Selkirk, TD7 4EY

**Guide Price £160,000**



15 Knowepark is an attractive semi-detached property situated in a rarely available area of Selkirk within easy reach of the town centre. The accommodation comprises Hallway, Kitchen, Lounge/Dining Room, two good sized Bedrooms and Bathroom. The property also has the benefit of ample storage facilities. Outside, there is a driveway and garden ground to the front and a further good sized garden to the rear with lovely views over the surrounding countryside. Early viewing recommended.



# 15 Knowepark

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**Guide Price £160,000**

Accommodation  
Ground Floor:  
Entrance Hallway  
Kitchen  
Lounge/Dining Room with French Doors leading out to Garden

First Floor:  
Two Double Bedrooms with built in storage  
Bathroom

Outside:  
Garden to Front and Rear  
Driveway  
Garden 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 gas, electricity, water 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

C



Interested in this property?  
**Call 01750 723868**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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Langholm, Tel 013873 80482  
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**15 Knowepark, Selkirk**

Approximate Gross Internal Area = 66.1 sq m / 711 sq ft

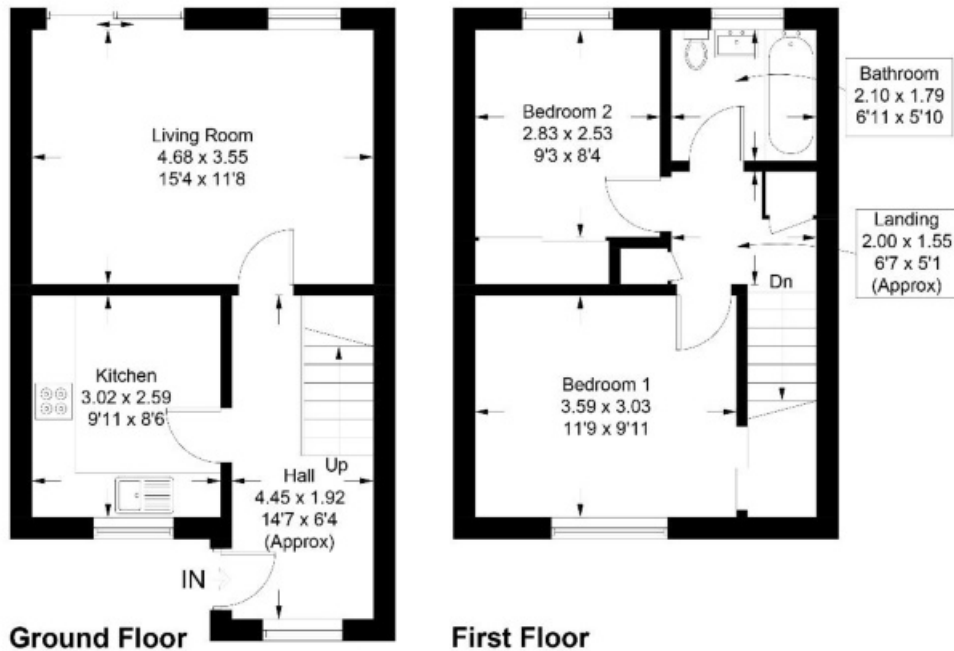


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1036100)

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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.