

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 41a Curror Street

Selkirk, TD7 4HG

**Offers Over £90,000**



41a Curror Street is a bright and spacious two bedroom maisonette situated in a popular residential area within easy reach of the town centre. The property is bright and cheery throughout and presented in good condition. Of particular note is the large attic bedroom which has the benefit of lovely views over the surrounding countryside. Externally, there is private area of garden ground as well as a shared drying green and a large outhouse. Viewing recommended.



# 41a Curror Street

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## Accommodation:

Entrance Hall  
Lounge  
Sitting Room/Bedroom  
Kitchen  
Shower Room  
Attic Bedroom

## Outside:

Private area of garden to rear  
Shared drying green  
Outhouse



### 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, drainage, gas and electricity. Gas central heating and double glazing. Full fibre broadband.

### Fixtures and Fittings

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

### EPC

D

### 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  
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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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**41a Curror Street, Selkirk**

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.us/uketch.com © (J10136626)

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.