

Selkirk

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13 Kilncroft

Selkirk, TD7 5AQ

Guide Price £80,000



13 Kilncroft is an easily maintained ground floor property situated in a quiet area of the town yet within easy reach of the town centre. The property has been freshly painted throughout and benefits from its own front and back door with a good sized area of private garden to the rear. The accommodation comprises entrance vestibule, lounge, kitchen, two bedrooms and shower room. This property would be ideally suited as a first time purchase or rental investment having been successfully rented in the past. Viewing recommended.



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Accommodation:
Vestibule
Lounge
Kitchen
Two Bedrooms
Shower Room

Outside:
Private garden to rear
Outhouse
Garden shed

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 real 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).

Fixtures and Fittings

All fitted carpets and floorcoverings, the blinds throughout, the kitchen, bathroom and light fittings.

Services

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

EPC

D

Council Tax Banding

A

Viewings

Strictly by appointment with the Selling Agents.

Entry

By mutual agreement.

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