

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 The Tannery

Selkirk, TD7 5BZ

Guide Price £220,000



4 The Tannery is an immaculately presented semi-detached property situated in a quiet modern development within easy reach of the town centre. The property has been well maintained since its original build and is brought to the market in move in condition with an impeccable Home Report. The generously proportioned accommodation comprises: vestibule, hallway, cloakroom/WC, lounge, newly fitted dining kitchen and sunroom at ground floor level and three double bedrooms and shower room at first floor level together with a fully floored loft. Externally, there is a surprisingly large fully enclosed garden together with a garage and driveway providing off street parking. Early viewing of this lovely property is recommended to avoid disappointment.



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Accommodation:

Ground Floor:
Vestibule
Hallway
Cloakroom/WC
Lounge
Dining Kitchen
Sunroom

First Floor:
Three Double Bedrooms
Shower Room
Fully Floored Loft

Outside:
Large Enclosed Garden
Garden Shed
Garage and Driveway



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

D



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
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



4 The Tannery

Approximate Gross Internal Area
102.7 sq m / 1105 sq ft

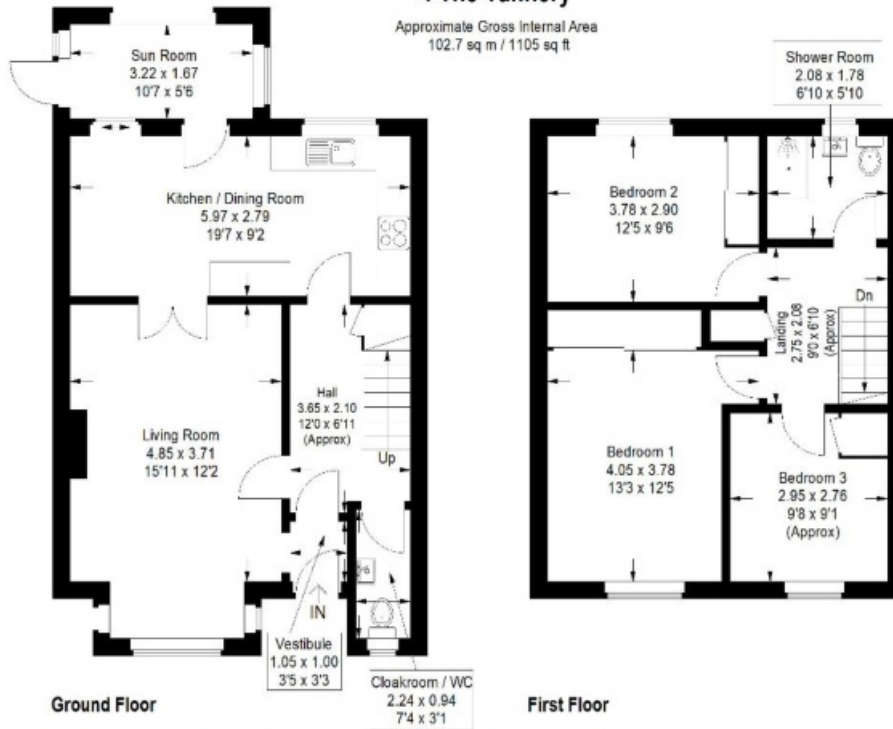


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.