

**Selkirk**

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SOLICITORS & ESTATE AGENTS

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## 8 Kilncroft

Selkirk, TD7 5AQ

**Guide Price £65,000**



8 Kilncroft is a well proportioned ground floor flat located in a popular residential area of Selkirk within easy reach of the town centre. The accommodation comprises: Entrance Hall, Lounge, Kitchen, Double Bedroom with built in storage and Bathroom. The property has also has the benefit of recently installed replacement double glazed windows. Externally, there is a private area of garden ground to the rear of the property together with a private outhouse and shared outhouse. Viewing recommended.



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## Accommodation:

- Entrance Hall
- Lounge
- Kitchen
- Double Bedroom
- Bathroom

## Outside:

- Private area of garden
- Outhouse
- Shared outhouse
- Ample on street parking

### EPC Rating

D

### Council Tax Band

A

### Viewings

Strictly by appointment with the Selling Agents.

### Entry

By mutual agreement.

### Fixtures and Fittings

All fitted floorcoverings and the kitchen, bathroom and light fittings,

### Services

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

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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.

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