

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 5 Cannon Street

Selkirk, TD7 5BW

**Guide Price £90,000**



5 Cannon Street is an easily maintained two bedroom ground floor flat situated in a quiet location on the edge of town, ideally placed for riverside walks and close to a bus route accessing the town centre and the transport links in Galashiels. The generously proportioned accommodation is presented in good order throughout and has the benefit of two bedrooms with built in storage, the master bedroom also benefiting from an en-suite shower room. Externally, there is a private area of garden ground to the side of the property together with ample parking on street. Viewing recommended.



# 5 Cannon Street

Selkirk, TD7 5BW

Guide Price £90,000

Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Master Bedroom with en-suite Shower Room  
Further Bedroom  
Bathroom

Outside:  
Private area of garden to side  
Ample on street parking

#### 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 rear 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).

#### EPC Rating

C

#### Fixtures and Fittings

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

#### Services

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

#### Council Tax Band

A

#### Viewings

Strictly by appointment with the Selling Agents

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Selkirk Call 01750 723868**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

OnTheMarket.com

rightmove

spc scotland

bspic

espc