

**Selkirk**

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SOLICITORS & ESTATE AGENTS

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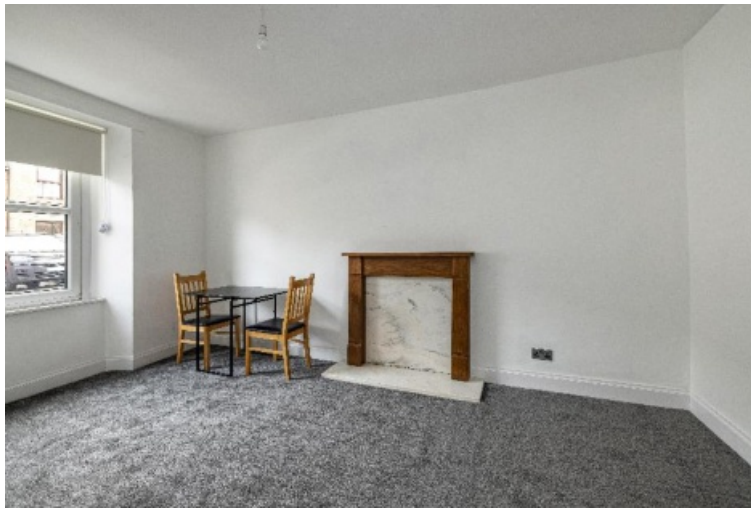
## 22 Back Row

Selkirk, TD7 4LP

**Guide Price £60,000**



22 Back Row is a conveniently situated ground floor flat occupying a central position of Selkirk within comfortable walking distance of most amenities. The property has been recently refurbished throughout and would be ideally suited to those searching for an affordable starter property or would be equally suitable as a rental investment. Outside, there is a shared area of garden to the rear whilst parking is available on street.



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### Accommodation:

- Entrance Hall
- Lounge
- Kitchen
- Bedroom
- Shower Room

### Outside:

- Shared garden to rear
- 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).

### Fixtures and Fittings

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

### Services

Mains electricity, water and drainage. Electric heating and double glazing.

### EPC

D

### Council Tax Band

A

### Viewing arrangements

Strictly by appointment with the Selling Agents