

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 21 Back Row

Selkirk, TD7 4LP

**Guide Price £165,000**



21 Back Row is an attractive three bedroom townhouse located in the heart of Selkirk close to all amenities. The accommodation comprises entrance hall, lounge, dining kitchen, three bedrooms and a modern shower room. Externally, there is a surprisingly large garden to the rear which has been lovingly tended by the current owners. Additionally, there is a variety of outhouses providing ideal storage facilities or scope to house a home office if required, together with a garden shed and two greenhouses. The property also has the benefit of a garage/car port which provides off street parking facilities. Early viewing recommended.



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Accommodation:  
Ground Floor:  
Entrance Hall  
Lounge  
Dining Kitchen

First Floor:  
Three Bedrooms  
Shower Room

Outside:  
Large garden laid out in hard and soft landscaping  
Outhouses, two greenhouses and garden shed  
Garage/Car port



### 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

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

B



Interested in this property?  
**Call 01750 723868**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
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Selkirk, Tel 01750 723 868  
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**21 Back Row**

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft  
(Excluding Garage)

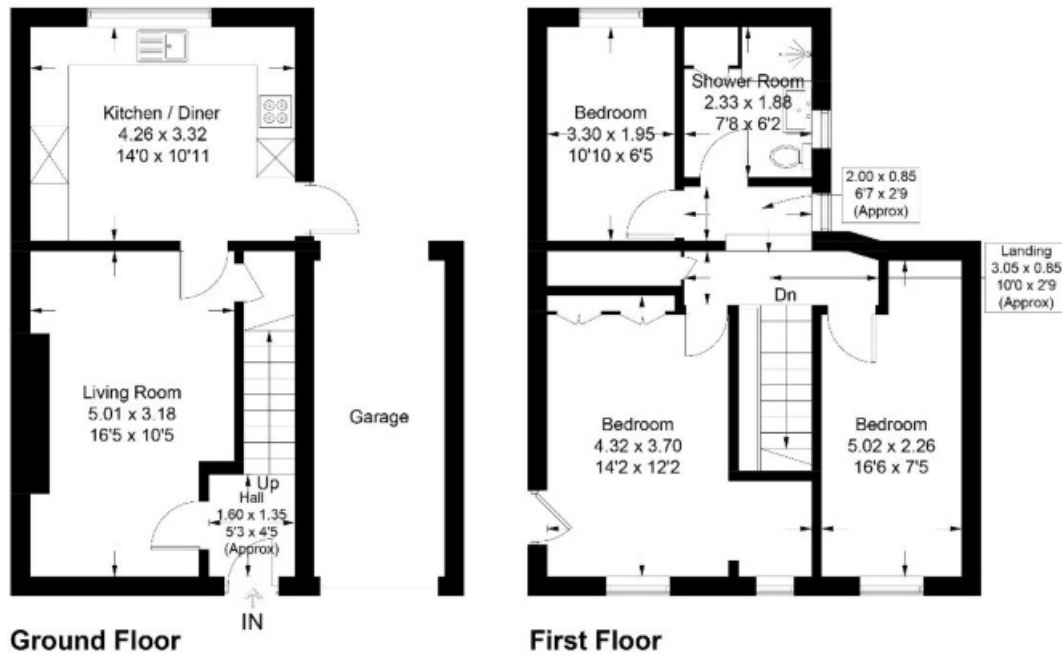


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1101968)

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.