

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Kirk Wynd

Selkirk, TD7 4AW

Guide Price £115,000



Situated in the heart of the town centre, 6 Kirk Wynd is an attractive townhouse which is brought to the market in excellent order throughout. The easily managed accommodation consists of entrance hall, bedroom and lounge at ground floor level with a staircase from the lounge branching off to a modern kitchen and shower room and then a large study area/landing and double bedroom at first floor level. The property also has the benefit of a small courtyard to the rear, accessed from the kitchen with an outbuilding providing storage facilities. An ideal opportunity for a first time purchase, downsize or rental opportunity.



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Accommodation:
 Ground Floor:
 Entrance Hall
 Lounge
 Bedroom

Stairs lead to Kitchen, Shower Room and first floor accommodation

First Floor:
 Large Landing/Study
 Double Bedroom

Outside:
 Courtyard area with Outbuilding



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 water, drainage and electricity. Electric heating. Double glazing.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

EPC

F

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

A



Interested in this property?
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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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



6 Kirk Wynd

Approximate Gross Internal Area = 63.3 sq m / 681 sq ft

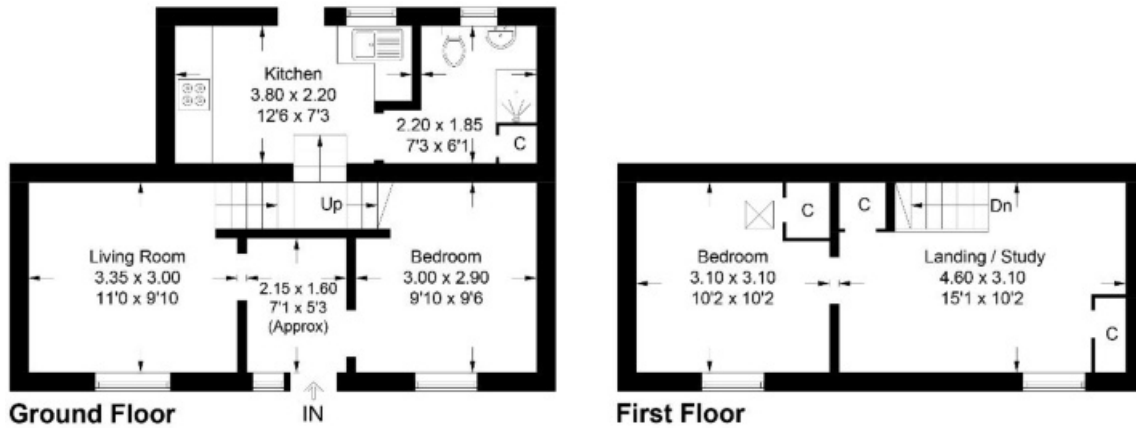


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1100632)

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.