

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Ladylands Drive

Selkirk, TD7 4BD

**Offers Over £265,000**



Situated in a highly sought after area of Selkirk, this stunning semi-detached property is a fabulous addition to the market. Presented in immaculate order throughout and having been extended in the past to provide further living and sleeping accommodation, this is an ideal family home. The rooms on the ground floor flow beautifully throughout with the sun room, currently utilised as a dining room and overlooking the rear garden being of particular note. Upstairs there are four good sized bedrooms and a family bathroom, the master bedroom also having the benefit of an en-suite bathroom. Externally there are easily maintained gardens to the front and rear together with a garage and driveway. Early viewing of this lovely property is recommended.





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## Accommodation:

Ground Floor:  
Entrance Hallway  
Lounge  
Kitchen  
Dining Room  
Sun Room  
Utility Room  
WC

First Floor:  
Master Bedroom with en-suite Bathroom  
Three Further Bedrooms  
Family Bathroom

Outside:  
Garden to front and rear  
Garage and Driveway





### 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

C

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

D





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

26 High Street,  
Selkirk, TD7 4DD  
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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  
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  
Annan, Tel 01461 202 866/867



### 6 Ladylands Drive

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft  
(Excluding Garage)

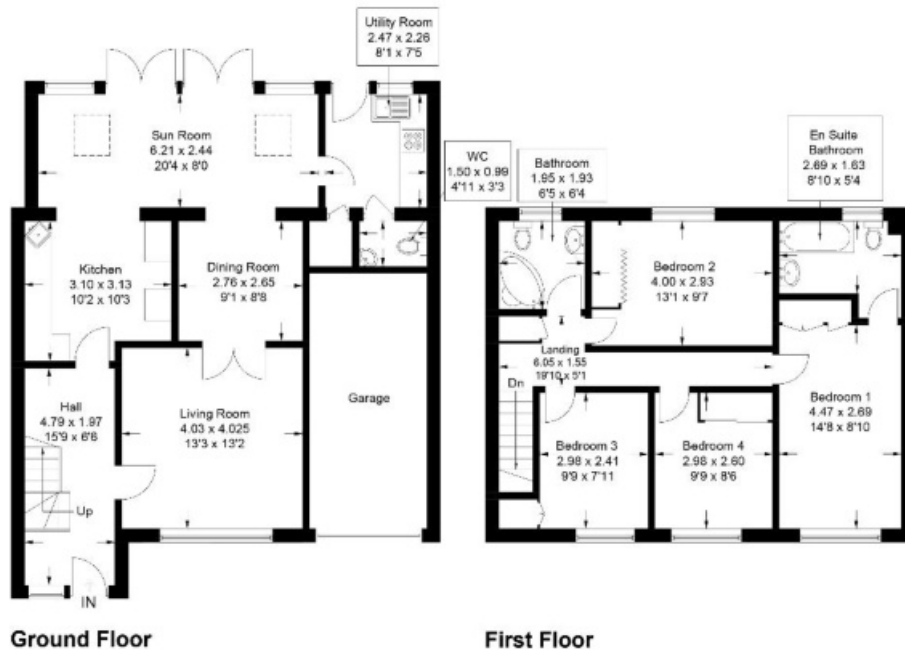


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104817)

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.