

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



44 Raeburn Meadow

Selkirk, TD7 4NH

Guide Price £95,000



44 Raeburn Meadow is an attractive end terraced property tucked away in a quiet cul-de-sac in a popular area of Selkirk, within comfortable reach of the town centre. The property would be perfectly suited to those searching for an affordable and easily managed starter or family home, is in good order and benefits from a spacious layout. Outside, there are private enclosed gardens to front, side and rear whilst ample parking is available on street. It should be noted that the property is of non-traditional construction, a type known as Cruden Skarne



44 Raeburn Meadow

Selkirk, TD7 4NH

Guide Price £95,000

Accommodation

Ground Floor:

Entrance Hall

Lounge/Dining Room

Kitchen

WC

First Floor:

Three Bedrooms

Family Bathroom

Outside

Garden to front, side and rear

Ample on street parking



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 electricity, water and drainage. Electric night storage heating and double glazing.

Fixtures and Fittings

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

EPC

E

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
Email: selkirk@cullenkilshaw.com

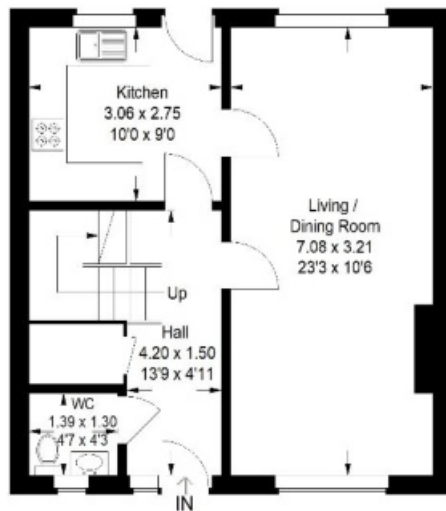
Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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

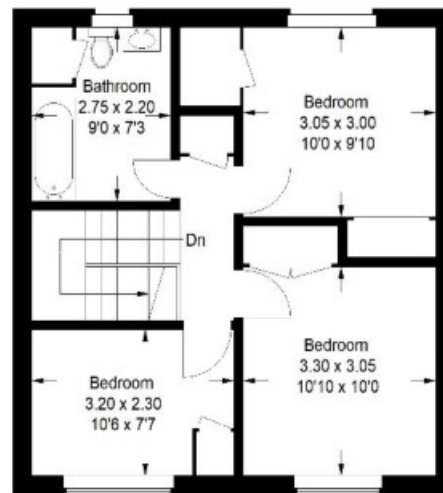


44 Raeburn Meadow

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106310)

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.