

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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27-29 Forest Road

Selkirk, TD7 5DA

Guide Price £295,000



Situated just a short walk from the town centre, 27-29 Forest Road is an attractive five bedroom property boasting lovely features throughout, the panelling and cornicing being of particular note. Set over three levels, the generously proportioned accommodation provides ample living and sleeping accommodation with three public rooms at ground floor level together with a newly fitted modern kitchen. The property also has the benefit of a sun room looking onto the mature gardens to the front. To the rear there is a further area of garden ground which enjoys stunning views over the surrounding countryside. An ideal family home, viewing of this property comes highly recommended.



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Accommodation:

Ground Floor:
Sun Room
Lounge/Family Room
Modern Kitchen
Sitting Room
Dining Room
Rear Porch
WC

First Floor:
Three Bedrooms
Bathroom

Second Floor:
Two Further Bedrooms
Bathroom

Outside:

Mature gardens to front and rear with stunning views from the rear over the surrounding countryside



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, kitchen fittings and bathroom fittings. Please note that some light fittings and curtain rails will not be included in the sale.

EPC

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

C



Interested in this property?
Call 01750 723868

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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



27-29 Forest Road

Approximate Gross Internal Area = 208.7 sq m / 2246 sq ft
Shed = 9.3 sq m / 100 sq ft
Total= 218.0 sq m / 2346 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D1112760)

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.