

**Selkirk**

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SOLICITORS & ESTATE AGENTS

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## 2 The Valley

Selkirk, TD7 4DQ

**Offers Over £125,000**



A unique opportunity has arisen to acquire this superb, three-bedroom, first floor flat located in the town centre just a short stroll from the Market Place. The generously proportioned accommodation which is attractively decorated throughout comprises entrance hallway (through private main door entrance), lounge/dining room, kitchen, three double bedrooms, shower room and utility area. The property also has the benefit of a large loft which is partially floored, providing useful storage facilities. Additionally, the sale will include all fittings and fixtures, appliances and furniture in the property which provides an ideal opportunity for a first time buyer or a ready to go rental opportunity or holiday home. Viewing recommended.



## 2 The Valley

Selkirk, TD7 4DQ

Offers Over £125,000

Accommodation  
Private main entrance to hallway with stairs leading to first floor accommodation.

First Floor:  
Lounge/Dining Room  
Kitchen  
Three Double Bedrooms  
Shower Room  
Utility Area  
Large partially floored loft

Room Dimensions (all quoted approximately and taken from the widest point) are as follows:-

Lounge/Dining Room - 5.44m (17'10") x 5.06m (16'7")  
Bedroom 1 (Master) - 5.93m (19'5") x 5.06m (16'7")  
Bedroom 2 - 4.00m (13'1") x 2.70m (8'10")  
Bedroom 3 - 4.00m (13'1") x 2.69m (8'10")  
Kitchen - 4.29m (14'1") x 4.01m (13'2")  
Toilet/Shower Room - 4.25m (13'11") x 1.28m (4'2")

Outside:  
Communal storage area for bins  
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 gas, electricity, water and drainage. Gas central heating. Double glazing to all windows with the exception of the lounge.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings together with all appliances and items of furniture in the property. An Inventory can be provided on request.

### EPC

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

B



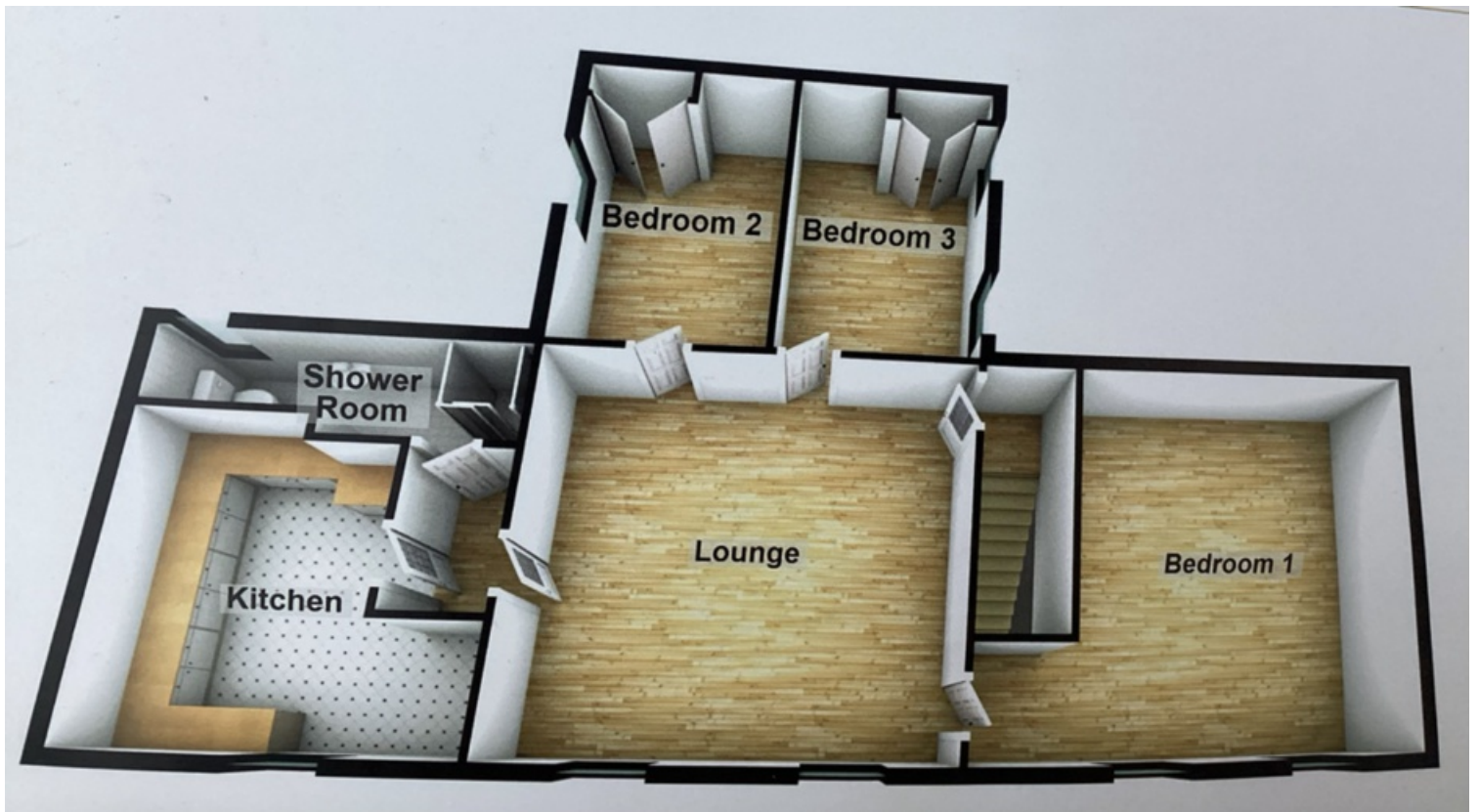
Interested in this property?  
**Call 01750 723868**

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

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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.