

**Selkirk**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3 Humes Close, Selkirk

TD7 4BJ

**Offers Over £162,000**



Tucked away just off the Market Place in a peaceful location, 3 Humes Close is a quirky three bedroom terraced dwellinghouse, brought to the market in good order throughout. The accommodation is set over three levels with two bedrooms and a WC at ground floor level, lounge and kitchen at first floor level and a further bedroom and family bathroom at second floor level. Externally, there is a good sized outbuilding which has been renovated by the current owners and provides ideal space for a variety of uses such as a home office or gym. This property provides an ideal opportunity for those seeking a home central to the town yet in a quiet setting and viewing comes highly recommended.



# 3 Humes Close, Selkirk

TD7 4BJ

**Offers Over £162,000**

Accommodation:  
Ground Floor:  
Two Bedrooms  
WC

First Floor:  
Lounge  
Kitchen

Second Floor:  
Bedroom  
Family Bathroom

Outside:  
Good sized outbuilding suitable for a variety of  
uses



### 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

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

C



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

26 High Street,  
Selkirk, TD7 4DD  
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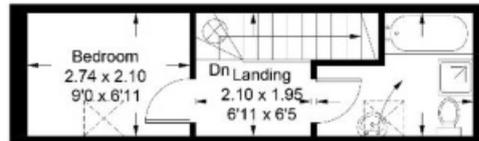
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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



### 3 Humes Close, Selkirk

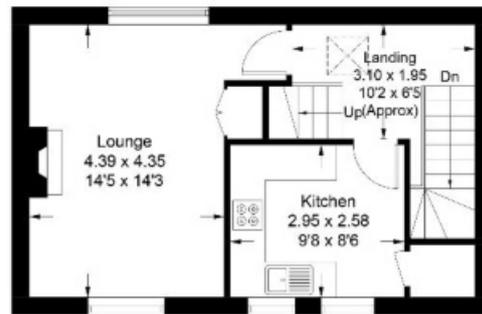
Approximate Gross Internal Area = 86.2 sq m / 928 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

WC  
1.10 x 0.90  
3'7 x 2'11  
(Approx)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122209)

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.