

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 47 Curror Street, Selkirk

TD7 4HG

**Guide Price £65,000**



Located just a short walk from the town centre, 47 Curror Street is a lovely ground floor one bedroom flat in a popular area. Ideal as a first time buy, downsizer or ready-to-go rental investment, the property has been freshly decorated throughout and is in move-in condition. Benefiting from many pleasing features including a modern shower room, great storage space, rear porch/utility, outhouse and garden to the front and rear. Viewing of this property is recommended to fully appreciate all it has to offer.



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Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room  
Rear Porch/Utility

Gas Central Heating  
Double Glazing

Garden to Front & Rear  
Outhouse  
Unrestricted 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 by-pass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outwith 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 every day needs, but a wider range of major retail outlets can be found in both Hawick (around 12 miles) and Galashiels (around 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer, including a popular golf club, two bowling clubs, swimming pool, horse riding and rugby. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**47 Curror Street, Selkirk**

Approximate Gross Internal Area = 41.0 sq m / 441 sq ft

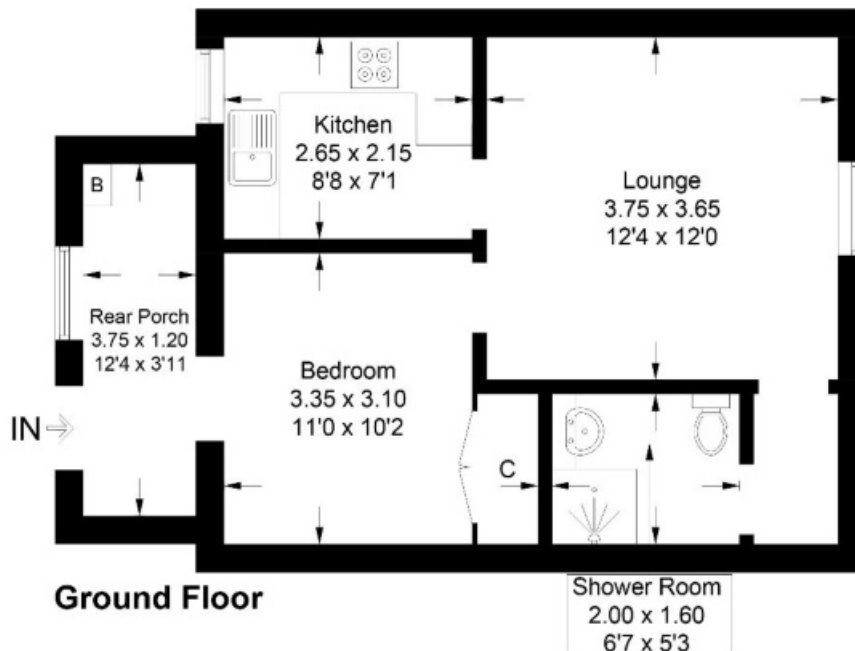


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1126955)

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.