

Selkirk

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SOLICITORS & ESTATE AGENTS

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3 Victoria Crescent

Selkirk, TD7 5DE

Guide Price £70,000



3 Victoria Crescent is an easily maintained ground floor flat situated within an attractive traditional block in a quiet residential street within easy reach of the town centre. The property, which is in excellent order throughout, comprises entrance hall, lounge, modern kitchen, double bedroom and modern shower room. Additionally, there are generous storage facilities within the hallway. Externally there are private areas of garden ground to the front and rear together with a shared drying green. Further storage is available in the cellar located to the rear. This presents an ideal opportunity for a first time purchase or as a downsize and early viewing is recommended.



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Accommodation:

- Hallway
- Lounge
- Modern Kitchen
- Double Bedroom
- Modern Shower Room
- Generous Storage Cupboards

Outside:

- Private garden ground to front and rear
- Shared drying green
- Cellar

Situation

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 the rail link between Tweedbank and Edinburgh is leading to this becoming an area of rear attraction to the commuter who wishes to live outwith the hustle and bustle of city life. The town has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

Fixtures and Fittings

All fitted floorcoverings, the light fittings, kitchen fittings and bathroom fittings. The fireplace and surround, washing machine and freezer are available by separate negotiation.

Services

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

EPC

D

Council Tax

A

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Full members of:

