

**Selkirk**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Alton, 22 Taits Hill

Selkirk, TD7 4LZ

**Offers Over £235,000**



Alton, 22 Taits Hill is a three bedroom bungalow situated in a quiet residential street a short walk from the town centre. The property itself offers flexible accommodation, with one of the bedrooms currently being utilised as a dining room. In addition, there is a large fully floored loft, providing ideal storage facilities or with the potential to extend the accommodation, subject to the appropriate consents. Externally, there is generous garden ground to both front and rear, with a lovely outlook from the rear garden over the town and nearby countryside. A detached garage and driveway provides off street parking. Early viewing advised.



# Alton, 22 Tait's Hill

Selkirk, TD7 4LZ

Offers Over £235,000

Accommodation:  
Entrance Hallway  
Lounge  
Kitchen leading to rear porch  
Three Bedrooms  
Shower Room

Fully floored loft

Outside:  
Garden to front and rear  
Garage and driveway



### 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 the cooker, the washing machine, 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

D



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

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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



## 22 Taits Hill, Selkirk, TD7 4LZ

Approximate Gross Internal Floor Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup> (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.