

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Yarrowford

Yarrowford, Selkirk, TD7 5NA

Guide Price £90,000



8 Yarrowford is a three bedroom ground floor villa situated in the pretty village of Yarrowford, just 5 miles from Selkirk. The accommodation is all on the one level and comprises open plan lounge/kitchen, three bedrooms (one with en-suite shower room) and family bathroom. Externally there is private garden to both front and rear and ample on street parking. Although a degree of cosmetic upgrading would be beneficial, the property offers easily maintained accommodation and would ideally suit those looking for a first time purchase or to downsize.



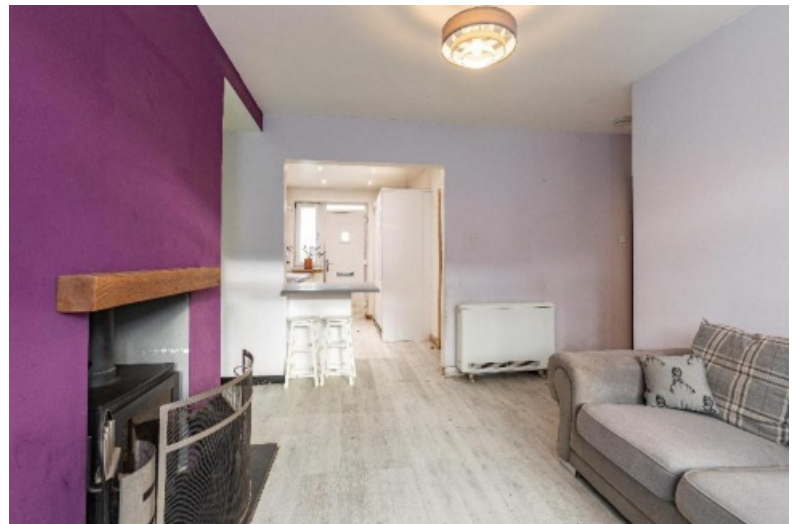
8 Yarrowford

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Accommodation:
Open Plan Lounge/Kitchen
Three Bedrooms, one with en-suite Shower
Room
Family Bathroom

Outside:
Garden to front and rear
Storage shed



Location

Situated in the picturesque village of Yarrowford, enjoying a peaceful rural setting with countryside walks on the doorstep. Located 5 miles from Selkirk 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. Selkirk 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 20 minutes by car from Yarrowford.

Services

Mains water, drainage and electricity. Electric heating.

Fixtures and Fittings

The sale shall include all fitted 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

B



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

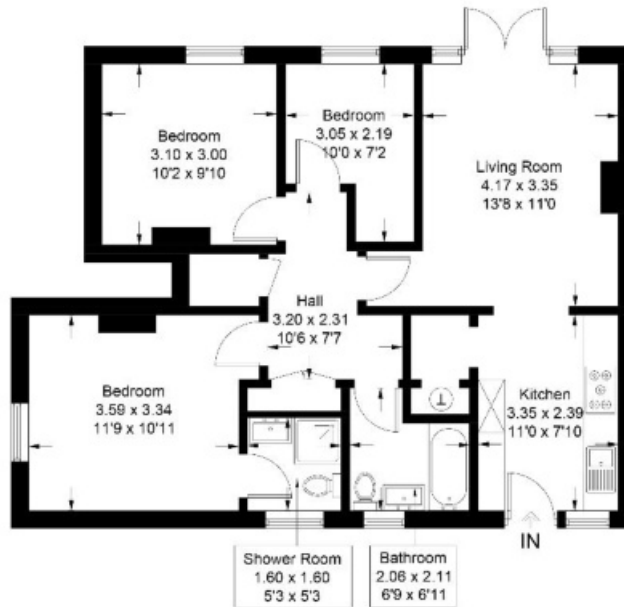
Also At:

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



8 Yarrowford

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1147921)

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.