

**Selkirk**  
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SOLICITORS & ESTATE AGENTS

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## 9 Raeburn Meadow, Selkirk

TD7 4HL

**Guide Price £85,000**



9 Raeburn Meadow is a very attractive ground floor flat which is located within a popular area of Selkirk, with amenities to hand and also within comfortable reach of the town centre. The layout is comfortably proportioned, with the property presented in very good order boasting modern kitchen and shower room fittings; ideally suited to those searching for an affordable starter property or easily managed home to downsize to. Outside, there is a good sized area of private garden to the rear with scope to extend the existing dwelling if desired.



# 9 Raeburn Meadow, Selkirk

TD7 4HL

**Guide Price £85,000**

Accommodation:

Lounge

Modern Fitted Kitchen

Rear Hall

Two Double Bedrooms

Contemporary Shower Room

Large private garden to the rear

Gas central heating

Double Glazing



**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 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 education facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider of major retail outlets can be found in both Hawick (approx. 12 miles) and Galashiels (around 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.

**Important:**

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, electricity and water. Gas central heating. Double glazing.

**EPC:**

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**Viewing:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.



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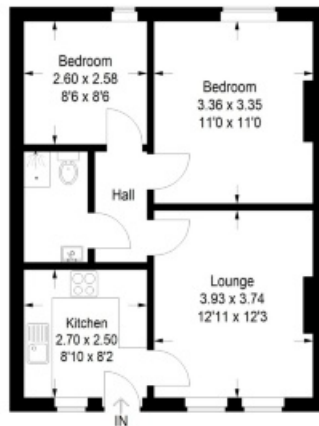
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## 9 Raeburn Meadow, Selkirk, TD7 4HL

Approximate Gross Internal Area  
48.7 sq m / 524 sq ft



Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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