



## 12 Victoria Crescent

Selkirk, TD7 5DE

**Guide Price £320,000**



Situated in a peaceful and rarely available area of Selkirk just a short walk from the town centre and benefiting from a lovely outlook over the surrounding countryside, 12 Victoria Crescent is a most attractive detached 4 bedroom property, providing flexible accommodation which should appeal to many potential buyers and would be particularly ideal for a growing family, with the benefit of a WC at ground floor level and en-suite shower room and family bathroom at first floor level. The property sits within a generous plot with charming terraced gardens to both front and rear providing an array of colour, together with lawn to the front and plenty of inviting spots to relax and soak up the sunshine and enjoy the views, all of which has been thoughtfully and lovingly created by the current owners over the years. Additionally, the property benefits from a single garage and drive, providing off street parking. Early viewing of this lovely property is highly recommended.



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## Accommodation:

### Ground Floor:

Entrance Hallway  
Lounge  
Kitchen  
Dining Room  
Study/Bedroom 4  
WC

### First Floor:

Master Bedroom with En-Suite Shower Room  
Two Further Bedrooms  
Family Bathroom

### Outside:

Attractive garden ground laid out in hard and soft landscaping, with terracing, lawn and patio areas  
Greenhouse and timber sheds  
Garage and drive



### 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. Solar hot water panels mounted on the roof and connected to the hot water system.

### Fixtures and Fittings

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

### EPC

C

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

E



## Interested in this property?

Opening Hours:

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 |
| Tranent,    | Tel 01875 611211      |



### 12 Victoria Crescent

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205600)

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.