

Selkirk

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St Kelba

Shawpark Road, Selkirk, TD7 4DS

Guide Price £350,000



A well proportioned detached bungalow situated in a popular residential area of Selkirk close to both Knowepark Primary School and Selkirk High School. The property is well presented throughout, with an open plan living room and dining kitchen forming the hub of the home, ideal for family time and entertaining. There are four good sized bedrooms as well as a contemporary shower room. There is plenty of natural light, with the living room and one of the bedrooms having french doors leading out to the garden.

The garden itself is extensive and fully enclosed, forming a safe space for children and pets with a large lawn, patio areas and a pergola, offering multiple areas to enjoy the outside space.

Parking is not an issue here with an access driveway and plenty space to the front and side of the property which could accommodate multiple vehicles if required. There is also a garage which could be utilised as useful storage space. An ideal family home offering flexible accommodation throughout.



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Accommodation:
Entrance Vestibule
Open Plan Living Room/Dining Kitchen
Four Bedrooms
Shower Room

Outside:
Large area of garden ground laid out in patio and lawn
Garage, Garden Shed and Pergola
Driveway and ample parking for multiple vehicles



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.

Fixtures and Fittings

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

Services

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

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E

EPC

D



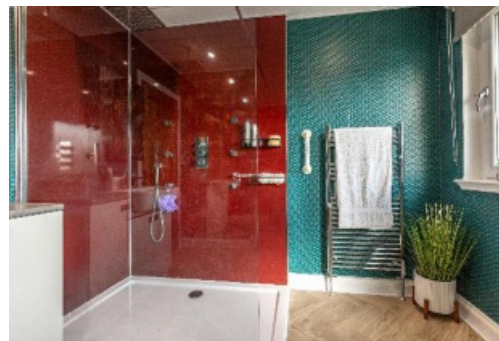
Interested in this property?
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
Email: selkirk@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft

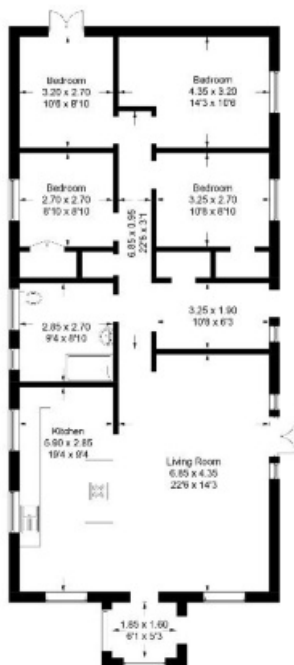


Illustration for identification purposes only, measurements are approximate, not to scale. Floorplans.co.uk (ID1332541)

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.