Selkirk
Call 01750 723868

CULLEN KILSHAW
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5 Sentry Knowe

Selkirk, TD7 4BE

Guide Price £160,000



A well presented split level home situated in a popular residential area of Selkirk and enjoying a lovely outlook from the rear. The accommodation comprises entrance hall, lounge, contemporary kitchen/dining room, three double bedrooms and modern bathroom. Externally there is a private garden to the rear with timber shed. Parking is readily available on street. An ideal opportunity to acquire a well proportioned property with good storage facilities which is ready to move into.



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Ground Floor:
Entrance Hall
Bathroom

Lower Ground Floor:
Kitchen/Diner
Double Bedroom

First Floor:
Landing
Lounge
Two Double Bedrooms

Outside:
Private Garden to rear





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
B

EPC
C









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Interested in this property?
Call 01750 723868

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

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211







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Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346425)

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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.