

Selkirk

Call 01750 723868



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SOLICITORS & ESTATE AGENTS

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Comiston, 27 West Port

Selkirk, TD7 4DG

Offers Over £180,000



Situated within a historic building just a stone's throw from the town centre, Comiston is a well presented first and upper floor property benefiting from an attractive outlook over the town and countryside beyond and boasting an abundance of original features, including an original range cooker in the kitchen. The accommodation, which is generously proportioned throughout, consists of private entry hallway at ground floor accessed from a shared vennel, stairs to the first floor which features landing, kitchen, lounge/dining room and then a further staircase leading to three double bedrooms and a family bathroom on second floor level. Externally, the property has the benefit of a private area of garden ground to the rear.



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Accommodation:
Ground Floor:
Private entrance from shared vennel

First Floor:
Hall
Kitchen
Lounge open through to Dining Area

Second Floor:
Three Double Bedrooms
Family Bathroom

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.

Services

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

Fixtures and Fittings

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

EPC

D

Viewings

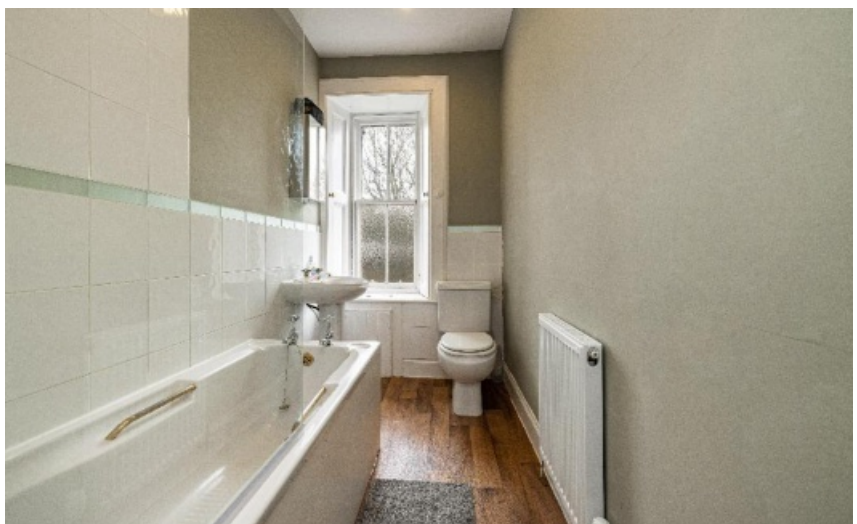
Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

B



Interested in this property? Call 01750 723868

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

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

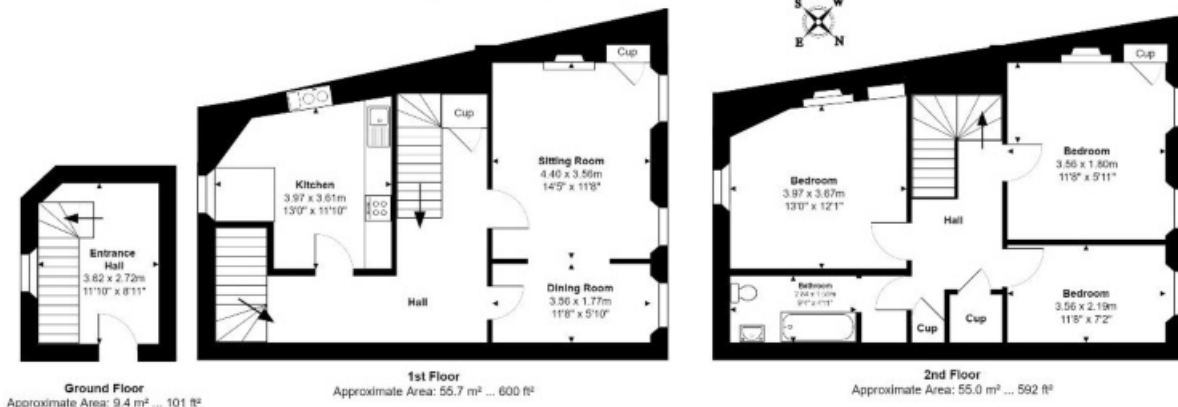
Also At:

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



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Approximate Gross Internal Floor Area: 120.1 m² ... 1292 ft²



PROPHOTO

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.