

# A deceptively spacious three bedroom converted semi detached houseline

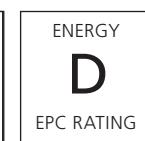
within a central location of a popular Borders town



## i9 Kilncroft Selkirk, Borders, TD7 5AQ



Scan Here!



# Selkirk



## The Location

The Royal and Ancient burgh of Selkirk is a historic market town in the Scottish Borders and is beautifully situated on the banks of the historic Ettrick Water. The town boasts excellent leisure facilities which includes a nine hole golf course, swimming pool and fitness centre. Selkirk itself provides a wide range of amenities including a rugby club, a cricket club as well as shops providing for all your daily requirements.

There is a good range of local amenities, with several hotels and pubs, with the thriving town of Galashiels offering a wider range only a short drive away. This town also provides a variety of bars, shops, hotels and educational facilities. Local tourist attractions include Bowhill House and Country Park, Halliwell's House and nearby St. Mary's Loch. For the sporting enthusiast there are variety of outdoor pursuits in the area including fishing on the River Tweed, golf, hill walking and a selection of field sports. Selkirk is also well known for its beautiful scenery and sense of history, boasting a number of well-known landmarks and notable people that the area has produced.

Local schooling is excellent with three primary schools and secondary schooling at Selkirk High. The well-known St Mary's Preparatory School is situated in nearby Melrose. The town is centrally located providing easy access to Edinburgh and the North of England via the A7 which runs through Selkirk. The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Edinburgh Waverley, connecting to the national and international rail network within an hour.

# 19 Kilncroft



## The Interior

We are delighted to bring to the market this particularly attractive three bedroom property set over three levels. The property briefly comprises on ground floor level: entrance hall, spacious lounge, fully fitted kitchen with french doors providing access to the rear garden, a four piece bathroom with separate shower cubicle. The first floor landing gives way to two large bedrooms and the third floor to a bright and airy attic bedroom with picturesque views.

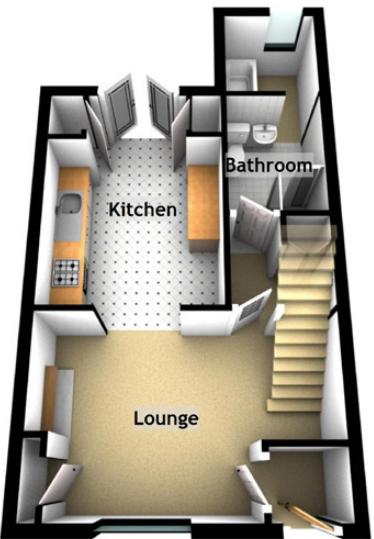
Externally there are private grounds to the rear of the property and ample on-street parking to the front.

The property further benefits from gas central heating and comprehensive double glazed window units throughout to ensure a cosy yet cost effective living environment.



# Bedrooms & Bathroom

**Ground Floor**



**First Floor**



**Second Floor**



## Approximate Dimensions

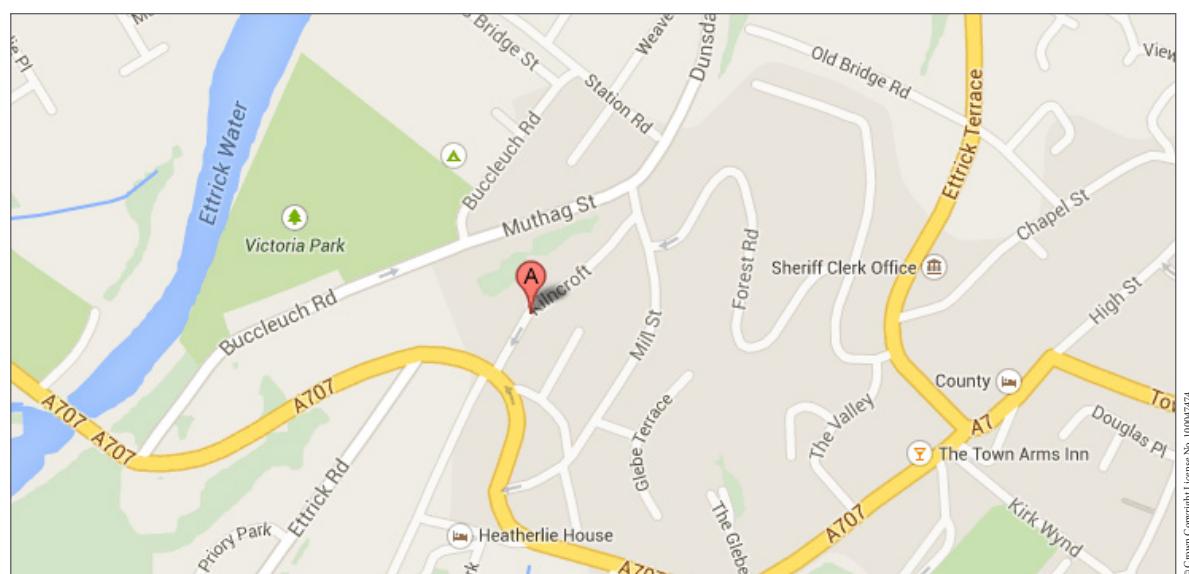
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.00m (9'10")
Kitchen	3.73m (12'3") x 2.90m (9'6")
Bedroom 1	3.71m (12'2") x 3.07m (10'1")
Bedroom 2	3.04m (10') x 2.99m (9'10")
Bedroom 3	4.75m (15'7") x 3.66m (12')
Bathroom	3.80m (12'5") x 1.60m (5'3")

## Extras

(Included in the sale)

floor coverings, light fittings, blinds, fridge/freezer, washing machine, dishwasher and cooker





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Text and description  
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