

HASTIN^{LEGAL}&S



2 Croft Terrace

Offers Over £195,000

Selkirk, TD7 4LX



2 bed

1 public

2 bath



Well-presented Two Bed Cottage In Selkirk With Fine Views, Modern Kitchen, Flexible Living Space And Attractive Gardens With Nearby Parking - Ideal First Time Buy.



2 CROFT TERRACE

This charming and well-presented two-bedroom semi-detached cottage enjoys a peaceful position in Selkirk with lovely open views towards the Linglie Hills. Tastefully updated, the property features a newly fitted kitchen, a bright living room, and an adjoining dining room – offering flexible use as a potential third bedroom/home office or playroom to suit lifestyle needs. The ground floor also benefits from a convenient WC, while upstairs offers two generous double bedrooms and a modern, contemporary shower room. Outside, there are attractive gardens to both front & rear, ideal for relaxing or entertaining. An allocated parking space nearby adds convenience. Croft Terrace is perfect for first time buyers, downsizers or anyone seeking a comfortable home in a scenic yet accessible location.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

HIGHLIGHTS

- Well-presented 2 bedroom cottage
- Beautiful views towards Linglie Hills
- Stylish new kitchen
- Flexible accommodation
- Allocated parking space

ACCOMMODATION SUMMARY

Entrance vestibule, Hallway, Living Room, Dining Room, Kitchen, WC, Two Bedrooms, Shower Room.

SERVICES

Mains services, electricity and water. Gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. 101m² or thereby.



COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £195,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.