

Galashiels
Call 01896 758311

CULLEN KILSHAW
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Lintlea, 1 Manse Street, Galashiels

TD1 1NA

Guide Price £350,000



Lintlea is a most attractive traditional detached dwelling which occupies a surprisingly private setting with superb views over the town toward the Eildon Hills. The property boasts many traditional period features which sit well alongside the more modern elements of the house, and benefits from a spacious and well planned layout which is arranged over three floors. Outside, there are generous gardens surrounding the property which include a large garage and a drive ensuring there is ample off street parking.



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GROUND FLOOR:
ENTRANCE VESTIBULE
HALL
LOUNGE
DINING ROOM
CONSERVATORY
KITCHEN
UTILITY
SHOWER ROOM

FIRST FLOOR:
MASTER BEDROOM
BEDROOM TWO
BEDROOM THREE
BATHROOM

ATTIC:
ATTIC BEDROOM WITH CUPBOARD

OUTSIDE
GENEROUS WELL KEPT GARDENS
LARGE GARAGE/WORKSHOP
DRIVE



Location:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis, and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Directions:

Travelling into Galashiels on the A72 from the Peebles direction follow the road into the town on Wood Street. Before proceeding down into Lee Brae turn right into Woodside Place which in turn becomes Windyknowe Road. Follow the road up and over the hill turning right at the junction into Mossilee Road. From there take the first turning on the right into Manse Street where Lintlea sits immediately on the left hand side of the road.

Description

Lintlea is a most attractive detached Victorian villa which occupies a corner setting with lovely uninterrupted views over the town and toward the Eildon Hills. The property boasts many traditional period features such as original wood panelling, beautiful fireplaces and stained glass windows; all of which sit well with the more modern elements of the house. The entrance vestibule, which is laid with a mosaic tiled floor and features a stained glass window, leads into the welcoming entrance hall which leads off to all of the ground floor accommodation. The spacious lounge is set to the front of the property and boasts an open fire. Opposite the lounge is a well appointed dining room which in turn leads through to the conservatory which enjoys lovely outlooks over the gardens. The well equipped kitchen is positioned to the rear of the property, with enough space for more casual dining, and leads through to a useful utility with handy shower room off.

Upstairs, there are two very generously proportioned double rooms in addition to a single bedroom, and there is also a large attic bedroom which adds to the versatile nature of the accommodation. The family bathroom benefits from a three piece suite as well as a separate shower cubicle.

Outside, there are well kept gardens which surround the property whilst a large garage also provides a useful workshop area and there is a drive providing ample additional parking.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings and the kitchen and bathroom fittings.

Services:

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

EPC:

E

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Melrose, Tel 01896 822 796
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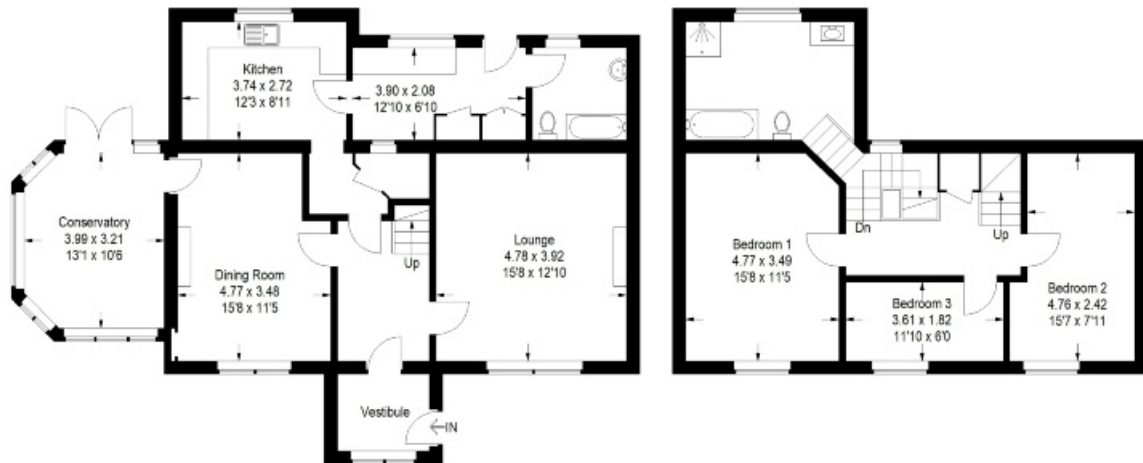


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Approximate Gross Internal Area
171.9 sq m / 1850 sq ft



Second Floor



Ground Floor

First Floor

Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID443176)

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.