

Selkirk
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Lauriston Lodge, Ettrickhaugh Road, Selkirk

TD7 5AX

Guide Price £375,000



Lauriston Lodge is a substantial detached family home, located in a peaceful and popular residential area, set towards the outskirts of Selkirk but still within walking distance of the town centre. The property has an extremely spacious and versatile layout and benefits from an abundance of attractive and additional features including very well proportioned rooms, quality fittings and fixtures, a double garage, large drive and a good sized garden. Perfectly suited to those searching for an easily managed family home which is ready to move into. Viewing highly recommended.



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Ground Floor
Vestibule
Large Hall
Lounge with wood burner
Large Kitchen/Dining Room
Large Utility
Downstairs Double Bedroom
Downstairs WC

First Floor
Spacious Upper Landing
Bedroom One (En-Suite)
Bedroom Two (En-Suite)
Bedroom Three
Bedroom Four
Bathroom with separate double shower

Outside
Double Integral Garage with electric doors
Large Garden to side & rear
Large tarmac drive with space for several vehicles



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 by-pass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outwith 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 every day needs, but a wider range of major retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (around 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

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

EPC

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Viewing

By appointment with the Selling Agents.

Entry

By mutual agreement.

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Illustration for identification purposes only, measurements are approximate, not to scale. Floorplansketch.com © 2019 (0546527)

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Also At: Galashiels, Tel 01896 758 311
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