

Peebles

Call 01721 723999

Offers Over £399,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Lyne Haugh, Lyne Station, Peebles, EH45 8NP



Detached, stone-built single storey cottage constructed circa 1927 and later extended to provide a spacious interior. Boasting many attractive features and occupying a generous plot within the idyllic rural settlement of Lyne Station, near Peebles, the property is the epitome of country charm. This picturesque property would benefit from a degree of modernisation.

Accommodation Details:

GROUND FLOOR

Entrance porch
Side entrance vestibule
Livingroom with multifuel stove
Kitchen / dining room with Aga
Inner hallway
Master bedroom with multifuel stove
3 further bedrooms
Two bathrooms, one with separate shower

ADDITIONAL INFORMATION

Oil fired central heating
Double glazing
Large outbuilding with power and light
Further brick outbuilding
Off street parking
Large garden predominantly laid to lawn

Lyne Haugh, Lyne Station, Peebles, EH45 8NP

Approximate Gross Internal Area = 143.8 sq m / 1548 sq ft



Situation:

Lyne is a small parish lying around 4 miles from Peebles. Lyne Water runs through the parish and the main settlement is around the disused station on the former Caledonian Railway line to Peebles. There is a popular circular walking route along the River Tweed from Peebles to Lyne Station via riverside paths and the old railway track. Nearby Peebles boasts an excellent range of amenities including independent shops, hotels, restaurants, a theatre, supermarkets, health centre and highly regarded schooling. Also on offer are an abundance of outdoor pursuits including walking, trout and salmon fishing on the world famous River Tweed, shooting, mountain biking, horse riding, golf and bird watching. Lyne has a beautiful backdrop of the infamous rolling hills and countryside whilst being within commutable distance to Edinburgh (26 miles) and other Border towns.

Fixtures and Fittings:

All fitted carpets and all other fitted floor coverings are included. The condition of any white goods remaining will not be guaranteed.

Services:

Oil fired heating. Mains electricity, water and septic tank drainage.

EPC:

F

Viewings:

By appointment through the selling agents.

Council Tax:

Band F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

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



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.