



OAKLEA, LINDEAN, SELKIRK, TD7 4QW



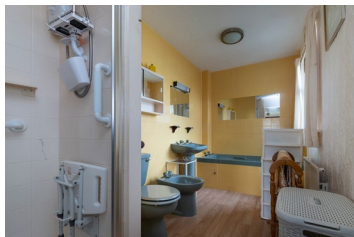
- SPACIOUS THREE BED FAMILY ACCOMMODATION
- IDYLIC RURAL LOCATION CLOSE TO TOWN CENTRE AMENITIES
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- GARAGE & OFF-ROAD PARKING
- ENCLOSED GARDEN

DOUGLAS
&
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DESCRIPTION

A fully detached bungalow offering spacious family accommodation. It benefits from gas central heating and double glazing throughout, three bedrooms, a garage, off-road parking, and is surrounded by garden ground. Set in the village of Lindean, an idyllic rural location, it is only four and a half miles to Galashiels and two miles to Selkirk, each with a wide variety of shops and amenities, and each with primary and secondary schools.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached through the front garden, and opens into a sizable hall off which sit the lounge, dining kitchen, three bedrooms, bathroom and three hall cupboards.

LOUNGE

The lounge is entered through a full glass paned door. It overlooks the garden at the back and side of the house, and is generously proportioned. Two large picture windows, one with open views to the countryside surrounding the village, allow in generous amounts of daylight to make it a bright and welcoming room. The focal point in the room is the traditional style coal effect gas fire in a Fyfestone surround and black hearth.

DINING KITCHEN

The kitchen is entered from the hall. It is very spacious, and easily accommodates a full dining table set. It is a bright functional workspace with two large windows allowing in generous amounts of daylight. Laminate covered worktops run on three sides of the room with an integral stainless steel sink, gas hob, and waist high electric oven. Storage is provided by a built in cupboard in addition to wall and floor mounted units, with dedicated spaces for white goods including a washing

machine, dishwasher, larger fridge and chest freezer. A second door in the room leads to a rear vestibule with a storage cupboard and door leading into the garden.

BEDROOM 1

This is a bright and very spacious room which benefits from two large built in storage cupboards, and it has more than ample space to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This double room overlooks the back garden. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This bright single bedroom also overlooks the back garden. It benefits from a built in storage cupboard, and has capacity to accommodate free standing bedroom furniture in addition to a bed.

BATHROOM

This has a suite of bath, wash basin, toilet, bidet, and shower cabinet. The walls behind the bath, shower cabinet, toilet, and bidet are fully tiled, and a central heating radiator is fitted in the room.

OUTSIDE

A garage with electric power installed is attached to the side of the house and a drive accommodates off-road parking. The house is surrounded by a garden with a mix of grass and shrubs, patio, and gravelled pathway at the front of the house.

SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. Council Tax Band 'E.'

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances and white goods included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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