

**Selkirk**

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## 10 Lingle Road

Selkirk, TD7 5BA

**Guide Price £75,000**



10 Lingle Road is a spacious mid-terraced two bedroom property, situated in a quiet cul-de-sac on the edge of town. The accommodation comprises entrance hallway, lounge/dining room, kitchen, utility, two double bedrooms and shower room. The property also benefits from private garden ground to both front and rear. Upgrading and modernisation is required, however it offers tremendous potential for those with a keen eye for a project to create an easily maintained and generously proportioned home.



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Selkirk, TD7 5BA

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## Accommodation:

Ground Floor:  
Entrance Hall  
Lounge/Dining Room  
Kitchen  
Utility

## First Floor:

Landing  
Two Double Bedrooms  
Shower Room  
Loft

### Situation

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 bypass and the rail link between Tweedbank and Edinburgh 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 has retained its charm and provides a good range of hotels, sports clubs and shops catering well for everyday needs with a wider range of retail outlets in both Hawick (approx 12 miles) and Galashiels (approx 6 miles).

### Fixtures and Fittings

All fitted floorcoverings, the light fittings, kitchen fittings and bathroom fittings.

### Services

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

### EPC

D

### Council Tax

A

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