

Selkirk

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CULLEN KILSHAW
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Linglie Glen

Linglie Road, Selkirk, TD7 5LT

Guide Price £285,000



Situated on the outskirts of Selkirk, Linglie Glen is a three bedroom detached property set on a generous plot and having the benefit of large garden ground with a detached double garage and workshop plus additional outbuildings, offering excellent storage facilities.

The accommodation itself is flexible with the living accommodation currently situated at first floor level but could easily be configured to suit individual requirements.

Whilst the property would benefit from a degree of upgrading and modernisation, it offers tremendous potential to enjoy semi-rural living yet still within easy reach of the amenities Selkirk has to offer.



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Accommodation
Ground Floor:
Entrance Hallway
Two Bedrooms
Conservatory
Shower Room

First Floor:
Landing
Lounge leading to Balcony
Kitchen
Dining Room
Bedroom
Bathroom

Outside:
Generous garden ground to front, side and rear
Three brick outbuildings
Double Garage with workshop
Access driveway and off street parking



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 bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside 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 everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 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 floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

Services

Mains electricity and water. Oil fired central heating. Private drainage.

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

E

EPC

E



Interested in this property?
Call 01750 723868

26 High Street,
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Phone: 01750 723868
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
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Kelso,	Tel 01573 400 399
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344804)

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.