

HASTIN^{LEGAL}&S



Linglie View

51 Ettrick Terrace, Selkirk , TD7 4JS

Offers Over £245,000





A striking stone built, semi-detached property brimming with character and charm, boasting private parking and its own self-contained studio apartment, offering endless possibilities for use.



LINGLIE VIEW

Aptly named, Linglie View enjoys comfortable room proportions and would make a lovely family home within easy reach of amenities on offer within Selkirk endless countryside. A dual aspect living room enjoys an abundance of natural light and the modern kitchen diner benefits plenty of units, work surfaces and space for table & chairs, a ground floor WC is also situated on the ground floor. A recently added conservatory/winter garden room is the perfect spot for relaxation and making the most of those views all year round. The staircase leads to a galleried landing with two generous double bedrooms off, both with inbuilt storage and serviced by a jack and jill bathroom. Externally, there are two spaces for vehicles to the front and low maintenance landscaped gardens to the rear offering a great space for alfresco dining. Accessed separately from the side of the house and garden, 51 Ettrick Terrace has a self-contained studio apartment which could host a variety of uses including granny annexe, home office or indeed as a holiday let to provide an income stream.

LOCATION

The property is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of Borders rail connections with the opening of the Waverley Line and stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///presented.echo.estimate](#)

HIGHLIGHTS

- Striking stone built property
- All Cat l's on HR
- Self-Contained Apartment
- Wonderful Outlooks

ACCOMMODATION SUMMARY

Ground Floor – Entrance Hallway, Living Room, Kitchen/Dining Room, Cloakroom with WC, Winter Garden/Conservatory. First Floor – Galleried Landing, Two Double Bedrooms, Jack & Jill Bathroom Lower Ground Floor – Separately accessed Studio Apartment with open plan living room/bedroom/kitchenette. Shower Room.

EXTERNAL

Externally, there is off-street parking available to the front of the property. To the rear a landscaped garden enjoys a sunny aspect and tremendous views towards the hills & countryside beyond.

SERVICES

Mains water & electricity, gas central heating, double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, kitchen fittings & bathroom fittings. Internal floor area is approx. 102m² or thereby.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

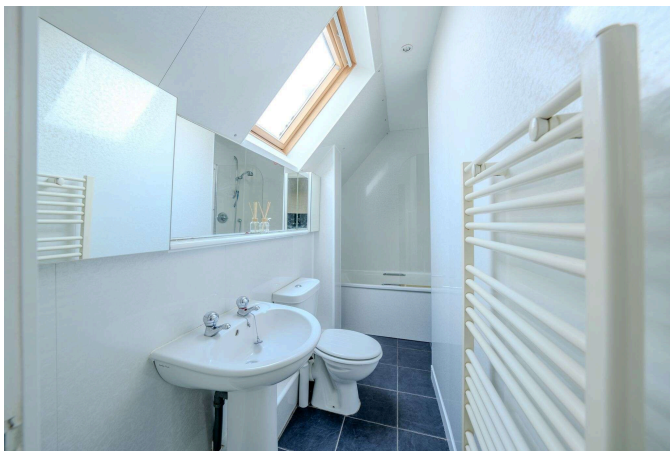
A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £245,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

VIEWING & HOME REPORT



property image 9 - back page

