



Tigh-Na-Magh, Lindean, Galashiels, TD1 3NZ

Offers over £395,000









## Tigh-Na-Magh, Lindean, Galashiels, TD1 3NZ

- Detached Bungalow
- 2 Public Rooms & Conservatory
- Large Paddock
- Rarely Available Location
- Ideal Family Home
- 4 Bedrooms (Principal En-suite)
- Private Driveway & Double Garage
- Gas Central Heating & Triple Glazing
- Commutable to Edinburgh & Borders
- Semi-Rural Setting

We are delighted to bring to the market this exceptionally spacious four-bedroom detached bungalow, set within generous garden grounds and an adjoining paddock on the outskirts of the sought-after hamlet of Lindean, just a short distance from Selkirk.

The property offers bright and well-proportioned accommodation throughout, complemented by enclosed private gardens, a detached double garage, ample driveway parking and a large paddock, making it ideally suited to those with an interest in hobby livestock or equestrian pursuits.

Enjoying a peaceful rural setting, Lindean is conveniently located within easy reach of all major Borders towns. Tweedbank Railway Station is a short drive away, providing direct links to Edinburgh and making this an excellent choice for buyers seeking the benefits of countryside living while remaining well connected to shopping, leisure and recreational amenities nearby.

### ACCOMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING ROOM - CONSERVATORY - KITCHEN - UTILITY ROOM - FAMILY BATHROOM - FOUR BEDROOMS (PRINCIPAL ENSUITE) -



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### Internally

The property provides generous and well-balanced accommodation arranged over one level, with a natural flow between rooms that offers excellent flexibility to suit a variety of lifestyles. To the front of the home, the bright and spacious lounge creates an inviting setting for both everyday living and entertaining, while the adjacent dining room is ideal for family meals and social gatherings.

From the dining room, doors lead into a light-filled conservatory, which enjoys attractive views over the garden and forms a seamless extension of the living space, perfect for relaxing throughout the year. The well-appointed kitchen is thoughtfully arranged and is further supported by a separate utility room with external access, providing valuable additional storage and practicality.

There are four double bedrooms, each benefiting from built-in storage, with the principal bedroom enjoying the added luxury of an en-suite shower room. A well-sized family bathroom serves the remaining bedrooms. Externally, the property is further enhanced by a detached garage, completing this highly appealing and versatile home.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl sink with mixer tap. Integrated appliances include the cooker hood with space underneath for a free standing electric cooker. There are under-counter spaces for a washing machine / dishwasher, fridge and freezer. The adjoining utility room has an additional sink and under-counter spaces for a freestanding dishwasher / washing machine and tumble dryer.

### Bathrooms

The spacious family bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath.

The en-suite shower room is fitted with a three-piece suite including WC, pedestal wash hand basin and shower with enclosure and tiled splashbacks.





### Externally

The property benefits from wrap-around enclosed gardens bound primarily by tall privacy fencing, making a secure area for pets and children. The gardens are laid to a mixture of lawn, shrubs and an allotment area, ideal for growing your own fruits and vegetables. There is also a wonderful patio area perfect for alfresco dining, accessed from the conservatory or via French doors in the lounge. To the side of the property there is a large mono-block driveway providing ample parking for several vehicles and access to the double garage.

The paddock sits to the front of the property and is largely bound by post and wire fencing. The paddock can be accessed rather conveniently via a gate from the garden, or via a dedicated vehicle access point. The paddock provides an ideal space for hobby livestock or equestrian grazing.

### Outbuildings

There is a large brick-built double garage located to the side of the property which is accessed via an automatic metal door. The garage benefits from mains power and lighting.

There is a greenhouse within the garden grounds and two timber sheds located in the paddock.

### Services

Mains services include water, electricity and gas. Drainage is to a shared septic tank shared with the neighbouring property. Gas central heating and Triple Glazing.

### Location

Lindean enjoys a peaceful countryside setting nestled between the historic market town of Selkirk and the bustling town of Galashiels, offering the best of both worlds. Just a short drive away, Selkirk provides a wealth of local amenities, including independent shops, cafés, restaurants, and leisure facilities, making it a convenient hub for daily needs. For more extensive shopping, dining, and services, Galashiels is nearby, boasting a comprehensive range of amenities, including supermarkets, retail outlets, healthcare facilities, and educational institutions.

For commuters or those needing easy access to transport links, the nearby town of Tweedbank provides the closest train station, offering regular services to Edinburgh, making city commuting straightforward and accessible. Additionally, Galashiels offers excellent public transport connections and road links, ensuring that travel to surrounding areas is both convenient and efficient. Lindean, with its peaceful rural charm and proximity to both Selkirk and Galashiels, provides an ideal balance between tranquil countryside living and easy access to modern conveniences.

### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

### Council Tax

Council Tax Band F.

### Home Report

A copy of the Home Report is available to download from our website.

### Viewings

Strictly by Appointment via James Agent.

### Offers

All offers should be submitted in writing in Standard Scottish legal format by your Solicitor to James Agent (the Selling Agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

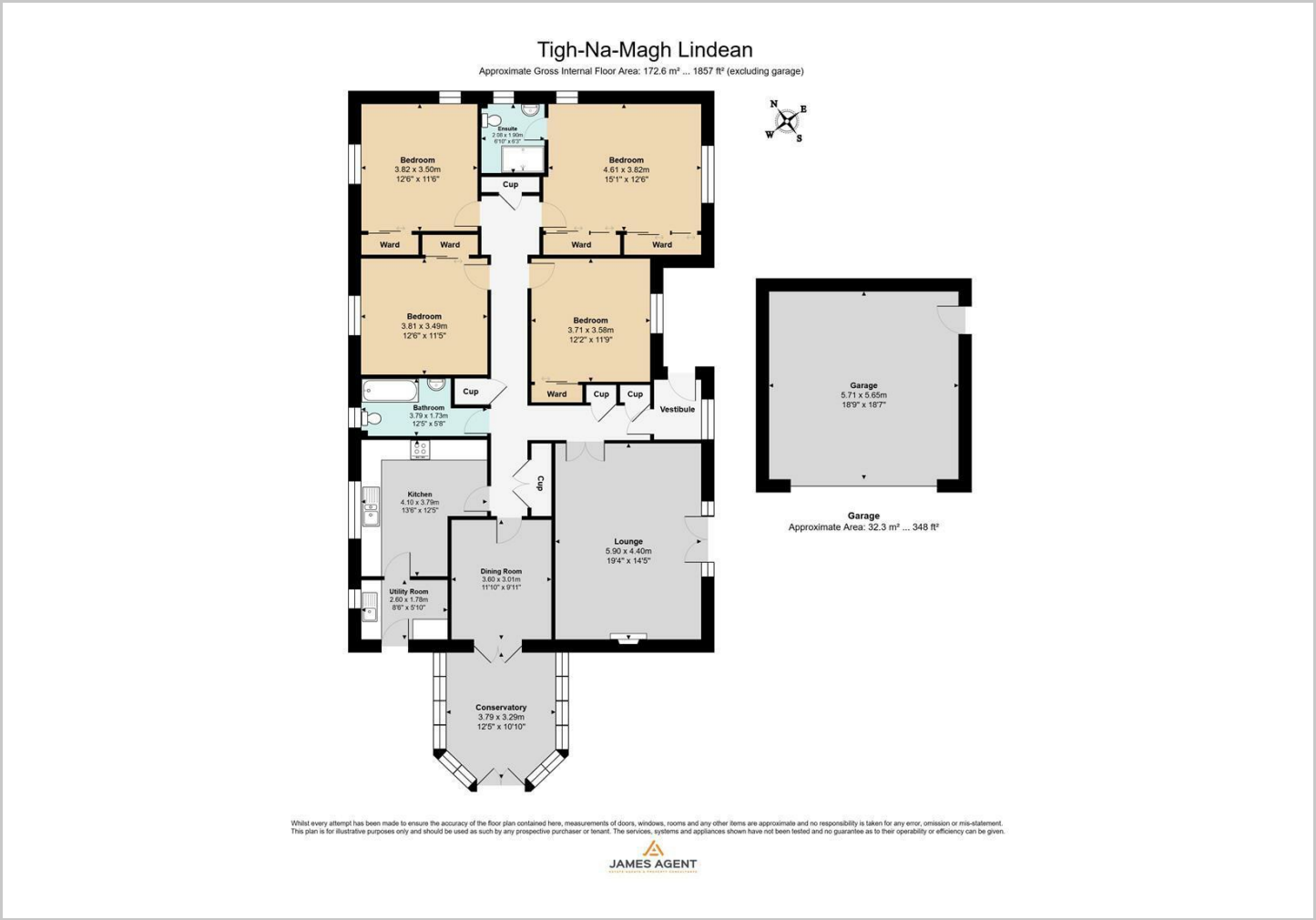








Floor Plans

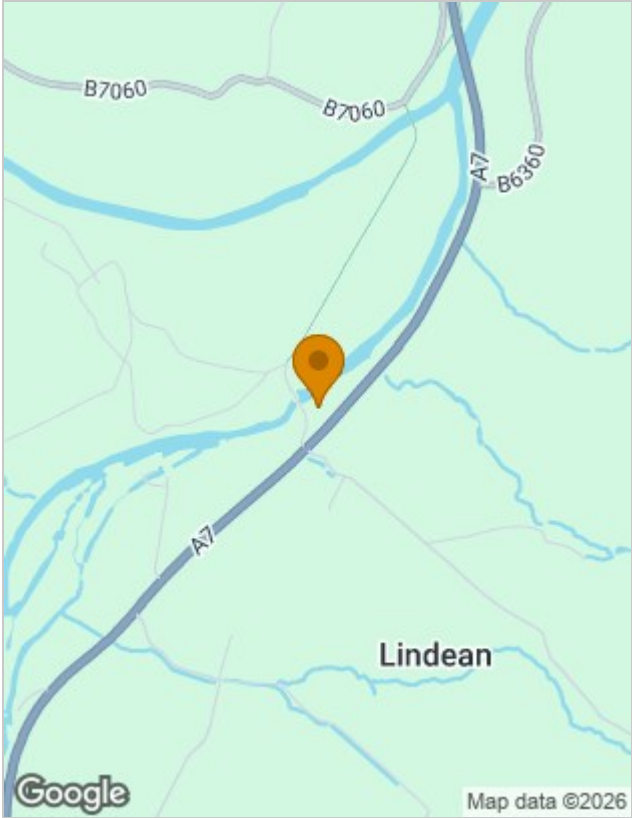


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

