

Selkirk

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SOLICITORS & ESTATE AGENTS

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Glen Lea House

50 Hillside Terrace, Selkirk, TD7
4ND

Offers Over £475,000



Glen Lea House is a substantial detached dwelling located in a popular residential area of Selkirk and offering an excellent degree of privacy. The property is set upon a generous plot with gardens extending to the front, side and rear, incorporating a sweeping drive with parking for several cars together with a detached garage. Constructed around 1926 and extending to approximately 282 square metres, the layout is extremely well proportioned and flexible, set over three levels with an abundance of living space, including breakfast room, dining room, sitting room, drawing room and sun room at ground floor level. There are five bedrooms on the first floor, two of which are en-suite and a further two bedrooms with ample space to install a further bathroom/en-suite at attic floor level if desired, subject to the necessary consents. The two bedrooms at attic floor level would also serve well as office space for home working. Boasting pleasing features throughout together with a large degree of storage facilities, this beautiful property offers a rare opportunity to acquire such a degree of generous and flexible accommodation, ideal for a growing family. Early viewing essential.



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Accommodation:
Ground Floor:
Vestibule
Entrance Hallway
Drawing Room
Sitting Room
Dining Room
Sun Room
Kitchen
Breakfast Room
Pantry/Storage
WC

First Floor:
Landing
Five Double Bedrooms (two en-suite)
Family Bathroom

Attic Floor:
Two Double Bedrooms
Store Room

Outside:
Large garden surrounding the property laid out in hard and soft landscaping
Detached Garage and Workshop
Log Store
Driveway with parking for several cars



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.

Services

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

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

EPC

E

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

G



Interested in this property?
Call 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
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



50 Hillside Terrace

Approximate Gross Internal Area = 287.3 sq m / 3092 sq ft

■ Reduced headroom below 1.5 m / 5 ft



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplansketch.com © (JD1073172)

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.