

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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92 Lingle Road

Selkirk, TD7 5BD

Guide Price £185,000



92 Lingle Road is an attractive semi-detached dwellinghouse situated on the edge of town in close proximity to the nearby Primary School and within easy walking distance to a bus stop accessing the town centre and transport links beyond. Presented in good decorative throughout, this property provides ideal flexible family accommodation with four double bedrooms, the master bedroom on the ground floor having the benefit of an en-suite bathroom. A conservatory has been added to extend the living accommodation which is currently utilised as a Dining Room. Externally, there are garden areas to the front and rear, the rear garden providing a secure and private area ideal for children and pets. Early viewing is recommended.



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Accommodation:
Ground Floor:
Entrance Hallway
Lounge
Kitchen
Conservatory
Master Bedroom with En-suite Bathroom

First Floor:
Three Further Double Bedrooms
Family Bathroom

Outside:
Gardens to Front and Rear
Garage with Additional Storage



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 and double glazing.

Fixtures and Fittings

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

EPC

D

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

C



Interested in this property?
Call 01750 723868

26 High Street,
Selkirk, TD7 4DD
Phone: 01750 723868
Fax: 01750 23866
Email: selkirk@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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



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Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (1D1087929)

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.