

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Langsyne

Lindean, Selkirk, TD7 4QW

Offers Over £485,000



Situated in the small hamlet of Lindean within a short drive of the transport links in Galashiels, Langsyne is a substantial one and a half storey dwellinghouse commanding stunning views over the surrounding countryside. The property has been extended in the past and benefits from bright, cheery and versatile accommodation which can be arranged to suit individual requirements. The property has five bedrooms, the master bedroom having an en-suite shower room and also benefits from ample living accommodation with a cosy sitting room, large open plan dining room and a further sitting room on first floor level with a balcony ideal for relaxing and taking in the scenery. Externally, there is ample off street parking together with a large garage, a stable block which could be used for a variety of purposes and garden ground extending to approximately 1.88 acres. Ideal for those looking for a semi rural property with a good degree of outside space, viewing comes highly recommended.



Langsyne

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Accommodation:

Ground Floor:
 Vestibule
 Entrance Hall
 Sitting Room
 Breakfasting Kitchen
 Dining Room
 Master Bedroom with en-suite Shower Room
 Four Further Bedrooms
 Family Bathroom
 WC

First Floor:

Large Sitting Room with access to Balcony

Outside:

Integral Double Garage
 Driveway
 Small Range of Stabling
 Greenhouse
 Garden Ground/Paddock



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 and water. Private 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

C

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

F



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



Langsyne, Lindean

Approximate Gross Internal Area = 239.4 sq m / 2577 sq ft
Stable = 31.6 sq m / 340 sq ft
Total = 271 sq m / 2917 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (I1112761)

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