

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Lower Magdalene Cottage

Linglie Road, Selkirk, TD7 5LT

Offers Over £105,000



Tucked away in a quiet location on the outskirts of Selkirk and providing the perfect balance of semi-rural living but within easy reach of the town, Lower Magdalene Cottage is a unique three bedroom lower ground floor villa with accommodation all on the one level, comprising lounge, kitchen, three bedrooms and bathroom. Externally, there is a large south facing garden laid out in different sections, with plenty of outside storage and a lovely outlook over the fields beyond. This property would appeal to a keen gardener or equally someone looking for a good degree of outside space in a quiet location.



Lower Magdalene Cottage

Linglie Road, Selkirk, TD7 5LT

Offers Over £105,000

Accommodation:

Lounge

Kitchen

Hallway

Three Bedrooms

Bathroom

Outside:

Large south facing garden laid out in various sections

Ample outside storage facilities



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 electricity and water. Private drainage. Solid fuel heating.

Fixtures and Fittings

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

EPC

E

Viewings

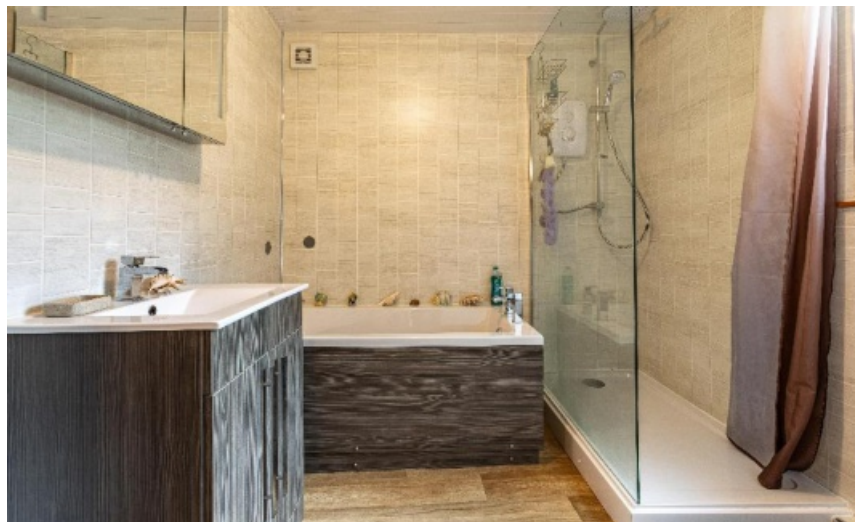
Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

B



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



Lower Magdalene Cottage

Approximate Gross Internal Area = 73.0 sq m / 785.8 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1207845)

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.