

Selkirk

Call 01750 723868



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Lynwood

Ettrickhaugh Road, Selkirk, TD7
5AX

Guide Price £240,000



Lynwood is an attractive traditional detached dwelling, situated in a popular residential area of Selkirk and ideally placed for countryside walks. The accommodation comprises entrance hall, lounge, dining room, kitchen, sitting room and shower room at ground floor level together with two double bedrooms at first floor level. The generous living accommodation can be configured to suit individual requirements with scope to utilise the lounge as an additional bedroom if required. Externally, the property benefits from a good sized private garden to the front, side and rear together with garage, driveway and car port, providing off street parking facilities. Whilst the property would benefit from upgrading and modernisation, it provides an ideal opportunity for those with a keen eye for a project to create a lovely home in one of the most sought after streets in the town.



Lynwood

Ettrickhaugh Road, Selkirk, TD7 5AX

Guide Price £240,000

Accommodation:

Ground Floor:
Entrance Hallway
Lounge
Dining Room
Kitchen
Sitting Room
Shower Room

First Floor:

Landing
Two Double Bedrooms

Outside:

Garden to front, side and rear
Garage
Driveway
Car Port



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.

Fixtures and Fittings

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

Services

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

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

D

EPC

D



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
Tranent,	Tel 01875 611211



Lynwood, Ettrickhaugh Road, Selkirk, TD7 5AX

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

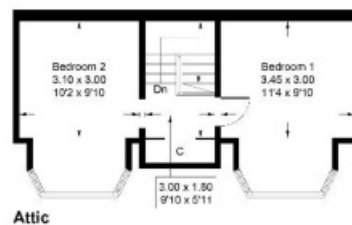


Illustration for identification purposes only; measurements are approximate, not to scale. Fourtaps.co.uk (D1322811)

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.