

Selkirk

Call 01750 723868

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Linns

Ettrickbridge, Selkirk, TD7 5JL

Offers Over £260,000



Situated in the picturesque village of Ettrickbridge close to Kirkhope Primary School and the award winning Cross Keys Inn, The Linns is a lovely detached bungalow located in the heart of the village. The well proportioned accommodation comprises entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms (one with en-suite shower room) and family bathroom. Externally, there is a lovely sunny garden to the rear together with a garage and driveway. Early viewing recommended.



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Accommodation:

Entrance Hall
Lounge
Kitchen
Dining Room
Conservatory
Three Double Bedrooms (one with en-suite
Shower Room)
Family Bathroom

Outside:

Garden to rear
Garage
Driveway



Location

Ettrickbridge is situated 7 miles from Selkirk. The village has a great community spirit and benefits from a village hall, primary school and the award winning Cross Keys Inn. Ettrickbridge is well placed for countryside walks and cycles. 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 water, drainage and electricity. Oil fired central heating. Solar panels.

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

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



The Linns, Ettrickbridge

Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft.
Garage = 16.8 sq m / 181 sq ft.
Total = 134.4 sq m / 1477 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.co.uk © (011102950)

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.