

UPPER MAGDALENE COTTAGE LINGLIE ROAD, SELKIRK TD7 5LT

Upper Magdalene Cottage is an upper storey 1 bedroom flat located 0.5m outside Selkirk on the A707. The property enjoys open views to the rear looking back toward Selkirk.

The property offers a well-proportioned ideal starter home or buy to let property. The property also benefits from floored attic space which has the potential to be extended into subject to obtaining the relevant planning consents. The property is presented in neutral decoration with feature walls and comes with electric boiler central heating, and comprises of 1 large double bedroom, open plan sitting room/ kitchen and bathroom and is offered for sale at:

**OFFERS IN THE REGION OF
£68,000**

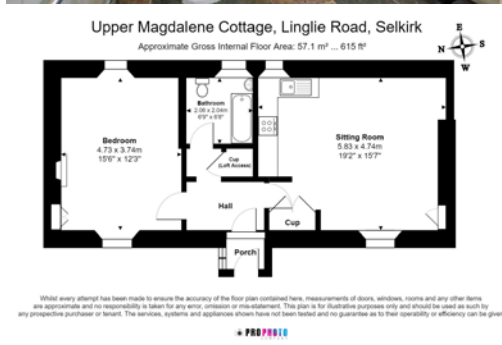
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Solicitors & Estate Agents



EPC: G

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OUTSIDE

A concrete path leads from the road to the main door. The front of the property has 2 areas of garden at either side of the front door mainly set to grass with a wooden shed set on the left hand garden area. The boundary of the property is separated by an iron fence and a wooden gate at the side leads through to access the downstairs property. There is an agreed parking space across the road from the property.

A white wooden door leads in to the porch and a further half glazed wooden door leads in to the hall.

ACCOMMODATION

Entrance Hall

A large open hallway with doorways leading in to the sitting room/kitchen, bedroom and bathroom. A cupboard houses the electricity meter and a large walk in cupboard also gives access to the floored attic space.

Open Sitting Room / Kitchen

5.83m x 4.74m (Max) – A large open plan kitchen / sitting room decorated in neutral colours with a feature green wall. Kitchen area is fitted with floor and wall units in natural wood effect and grey laminate worktop. Single electric oven, hob, extractor hood, fridge freezer and washing machine are all included in the sale. The room includes 2 sash windows, 1

facing to the rear and 1 to the front of the property with shutters. The kitchen area has wood effect lino which extends through to the hallway and the sitting room is finished with a cream carpet. The room has 3 large radiators and 2 storage cupboards, 1 housing the Heatre Sadia Electro Max boiler.

Bedroom

4.73m x 3.74m (Max) - spacious double bedroom decorated in a neutral colours with feature wall and finished with neutral carpet. Double aspect sash windows, one with shutters. Room includes a working fireplace and 2 large radiators, phone point and shelved alcove with cupboard below.

Bathroom

2.06m x 2.04m - white bathroom suite consisting of wash hand basin, toilet and roll top bath with built in bar shower and additional hand held shower connected to the bath taps and screened with a glass shower screen. The room is tiled with slate effect tiles around the bath splash back area and on the floor with the rest of the room finished with a cheery yellow. There is a useful large heated towel rail and frosted window with venetian blinds.

Extras:

All floor coverings, curtains, light fittings, white goods are included in the sale.

Services:

Mains water, drainage and sewage, electricity, telephone connection, tv and satellite connections Council Tax Band A.

Location:

Selkirk is a central borders town overlooking the Ettrick Water situated around 6 miles from Galashiels and 12 miles north of Hawick. Selkirk has a good range of amenities from small shops, butchers, bakers to hotels, cafes and takeaways. The town provides for school requirements from nursery, primary and secondary and has excellent leisure pursuits including golf, fishing, horse riding, mountain biking and hill walking. Selkirk is an ideal base to easily travel to surrounding Border towns and villages but also gives easy access to Edinburgh with the new Borders Railway Waverley Line at Galashiels linking the Borders to the centre of Edinburgh in just under an hour.

Viewing:

Viewing is by appointment with Selling Agents.

Offers:

The property is marketed at offers in the region of £68,000



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