



Lucyfield, Lindean , Galashiels, TD1 3NZ

Offers over £300,000





Lucyfield, Lindean Galashiels, TD1 3NZ

- Detached Bungalow
- 2 Public Rooms & Conservatory
- Workshop
- Desirable Location
- Semi-Rural Setting
- 3 Bedrooms (Principal En-Suite)
- Private Driveway & Double Garage
- Gas Central Heating
- Ideal Family Home
- Commutable to Edinburgh

Lucyfield is an attractive detached bungalow situated in the peaceful rural setting of Lindean, just a short distance from Galashiels, Selkirk and within easy reach of the wider Scottish Borders. Offering generous and versatile accommodation, the property would be particularly well suited to families, those seeking comfortable single-level living, or buyers looking to enjoy a quieter countryside setting. With three bedrooms, excellent living space, a conservatory and a substantial double garage, Lucyfield offers a wonderful balance of practicality, space and semi-rural living.

ACCOMMODATION

- ENTRANCE HALLWAY - DINING LOUNGE - CONSERVATORY - KITCHEN - UTILITY ROOM - THREE BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



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Internally

The property provides generous and well-balanced accommodation arranged over one level, with a natural flow between rooms that offers excellent flexibility to suit a variety of lifestyles. To the front of the home, the bright and spacious open plan dining lounge creates an inviting setting for both everyday living and entertaining, ideal for family meals and social gatherings.

From here large sliding patio doors lead into a light-filled conservatory, which helps to flood the room with light and forms a seamless extension of the living space, perfect for relaxing throughout the year. The well-appointed kitchen is thoughtfully arranged and is further supported by a separate utility room with external access, providing valuable additional storage and practicality.

There are three double bedrooms, with the principal bedroom enjoying large built in wardrobes and the added luxury of an en-suite shower room. A well-sized family bathroom serves the remaining bedrooms. Externally, the property is further enhanced by a detached garage and sun room, completing this highly appealing and versatile home.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. There is space for a large freestanding range cooker with cooker hood and under-counter dishwasher. The adjoining utility room has additional wall and base units overlaid with a small laminate worktop and stainless steel double sink. There is also under-counter space for a freestanding washing machine and further space for a tall freestanding fridge and freestanding freezer.

Bathrooms

The good sized family bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with mixer shower and tiled splashbacks.

The en-suite shower room is fitted with a three-piece suite including WC, pedestal wash hand basin and shower with enclosure and wet wall splashbacks.



Externally

The property benefits from wrap-around enclosed gardens bound primarily by walling and hedge rows. The gardens are laid to a mixture of lawn, fruit trees, shrubs and a large driveway. To the side of the property there is a large driveway providing ample parking for several vehicles and access to the double garage.

Outbuildings

There is a large brick-built double garage located to the side of the property which can be accessed via a single leaf pass door to the side or the 2 large garage doors to the front. The garage benefits from mains power and lighting as well as a south facing sunroom.

There is a greenhouse within the garden grounds as well as a timber workshop which benefits from mains power and comes complete with carpentry machinery.

Services

Mains services include water, electricity and gas. Drainage is to a septic tank shared with the neighbouring property.

Location

Lindean enjoys a peaceful countryside setting nestled between the historic market town of Selkirk and the bustling town of Galashiels, offering the best of both worlds. Just a short drive away, Selkirk provides a wealth of local amenities, including independent shops, cafés, restaurants, and leisure facilities, making it a convenient hub for daily needs. For more extensive shopping, dining, and services, Galashiels is nearby, boasting a comprehensive range of amenities, including supermarkets, retail outlets, healthcare facilities, and educational institutions.

For commuters or those needing easy access to transport links, the nearby town of Tweedbank provides the closest train station, offering regular services to Edinburgh, making city commuting straightforward and accessible. Additionally, Galashiels offers excellent public transport connections and road links, ensuring that travel to surrounding areas is both convenient and efficient. Lindean, with its peaceful rural charm and proximity to both Selkirk and Galashiels, provides an ideal balance between tranquil countryside living and easy access to modern conveniences.

Fixtures & Fittings

All fitted carpets and floor coverings are to be included within the sale.

Council Tax

Council Tax Band F.

Home Report

A copy of the Home Report is available to download from our website or by emailing us at enquiries@jamesagent.co.uk.

Viewings

Strictly by Appointment only via James Agent.

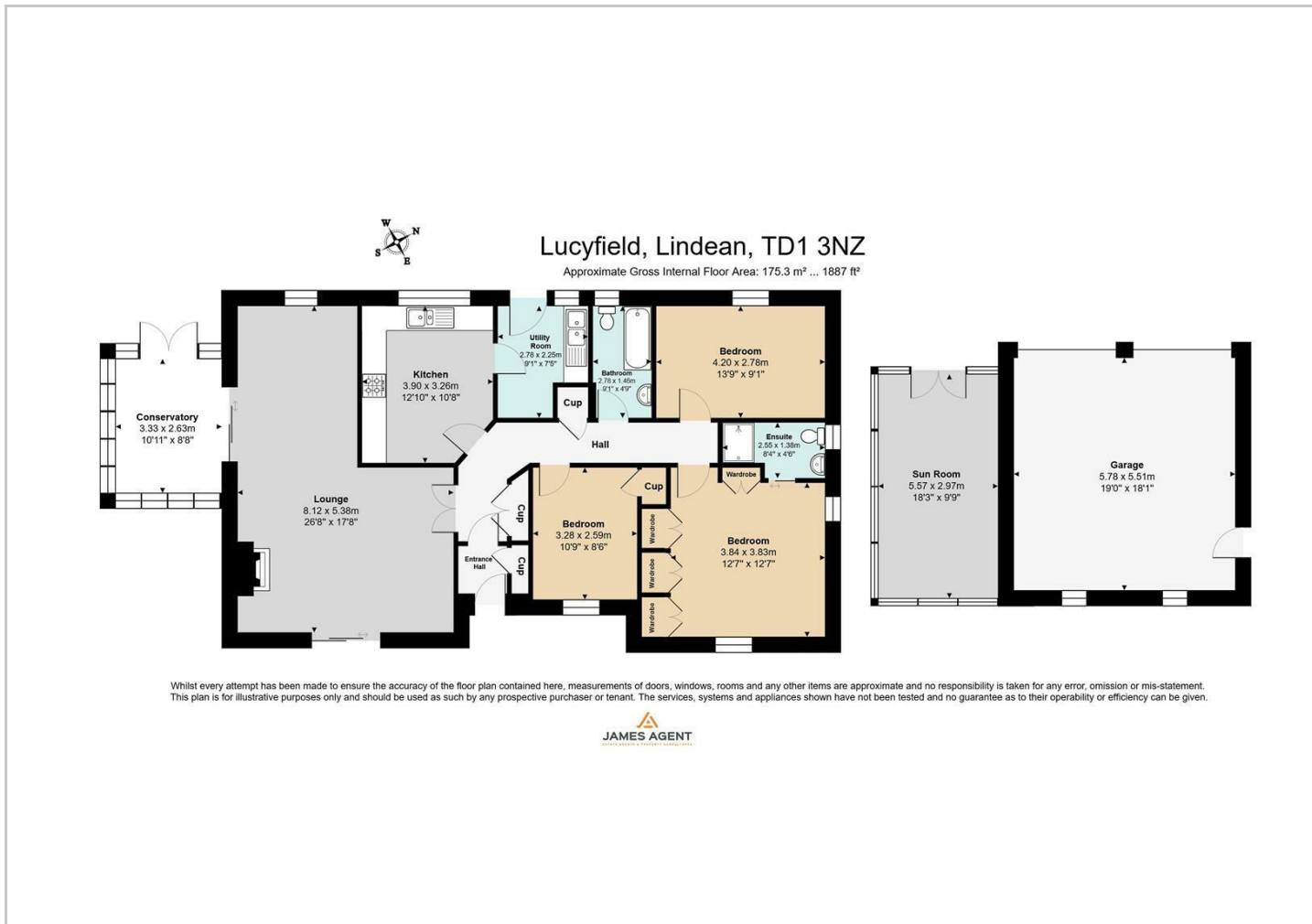
Offers

All offers should be submitted in writing in Standard Scottish legal format by your Solicitor to James Agent (the Selling Agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans

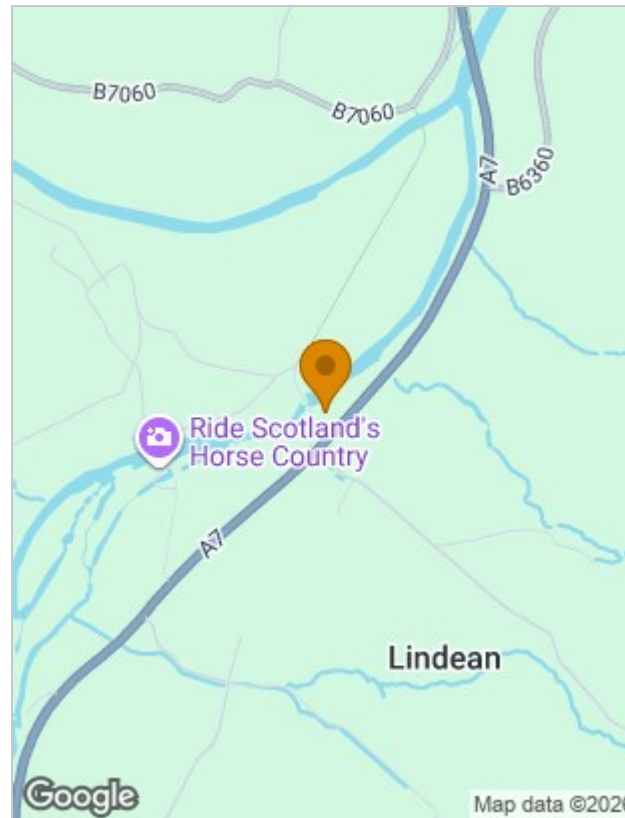


Viewing

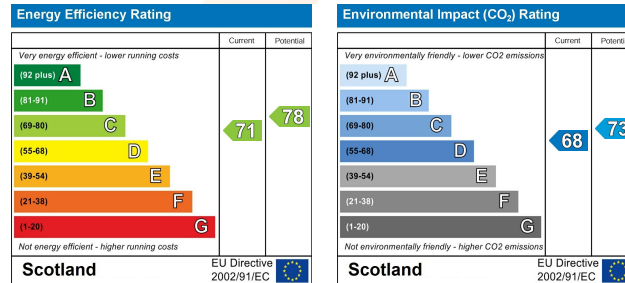
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB