

**Peebles**

Call 01721 723999

**Offers Over £300,000**



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**20 Craigengar Gate, West Linton, EH46 7JL**





Immaculately presented modern semi-detached villa situated close to West Linton Primary School, surrounded by beautiful countryside and just a short walk from the Main Street within the highly desirable conservation village of West Linton. Well proportioned rooms offer bright and spacious accommodation with the open plan kitchen dining area benefiting from patio doors opening to the fully enclosed, landscaped rear garden.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Living room
- \* Open plan kitchen / dining room with patio doors to the rear garden
- \* Cloakroom

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with en-suite shower room
- \* Two further double bedrooms
- \* Bathroom

### ADDITIONAL INFORMATION

- \* Air source heat pump heating system also providing hot water, supplemented by electric immersion
- \* Underfloor heating to the ground floor
- \* Double glazing
- \* Fully enclosed, landscaped rear garden, incorporating a paved patio area.
- \* Residents parking available within the development.
- \* shed
- \* Constructed in 2017 by Springfield Builders
- \* Less than 20 miles from Edinburgh
- \* Within the catchment area of highly ranking Peebles High School

## 20 Craigengar Gate, West Linton, EH46 7JL

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft

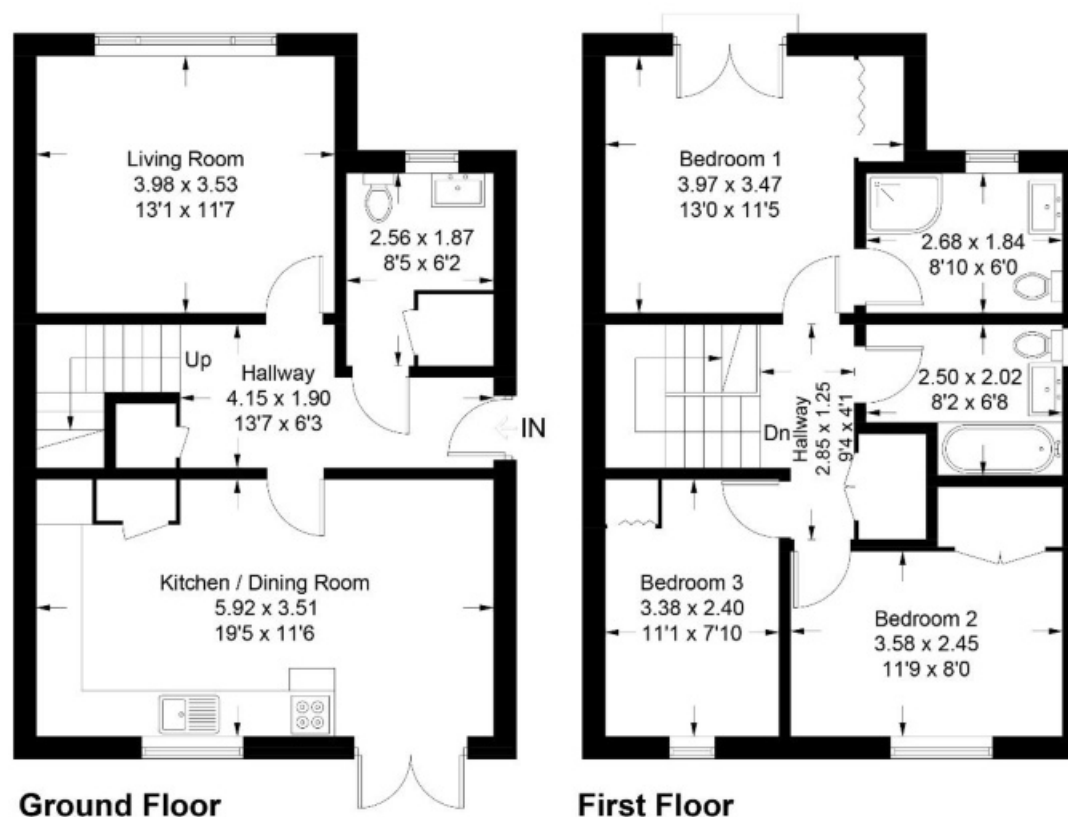


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069480)

### Situation

The charming historic conservation village of West Linton can be found nestling on the southern edge of the Pentland Hills around 17 miles south of Edinburgh city centre on the A702 Edinburgh to Biggar road. There are a good variety of shops including a Co-operative store, delicatessen, pharmacy, butcher and post office to cover daily requirements. The village also benefits from a combined primary school and Early Learning and Childcare Centre (from ages 2-12 years), a modern health centre, and a number of excellent independent shops and restaurants. More extensive shopping is available in nearby Peebles, Penicuik or Edinburgh. Secondary education can be found at the highly regarded Peebles High School for which there is a school bus service. A wide choice of recreational facilities are on offer which include a golf course, bowling green, tennis courts and other country pursuits such as horse riding, cycling and hill walking.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Air source heat pump, mains electricity, water and drainage.

### EPC

C.

### Council Tax

Band F.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?

**Peebles**

**Call 01721 723999**

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Peebles, EH45 8RX  
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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.