

Peebles

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Offers Over £425,000

CULLEN KILSHAW
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12 Robinsland Drive, West Linton, EH46 7JD



Rare to the market! A detached bungalow constructed in 2000 and subsequently extended, situated within a highly desirable, peaceful, location just a short walk from the Main Street in the picturesque conservation village of West Linton. Internally the property offers a flexible layout with an internal footprint extending to 121m² and benefits from excellent natural light. Occupying a sizable plot, (0.2 of an acres), fully enclosed to the rear with an excellent degree of privacy and a sunny south easterly aspect. A mono-block driveway to the front and garage provide ample parking for multiple vehicles.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with feature fireplace and large window to the front
- * Dining room with solid fuel stove and patio doors out to the rear garden offering an excellent indoor - outdoor entertaining space
- * Modern kitchen with integrated oven, hob and extractor
- * Utility room
- * Master bedroom with en-suite shower room
- * Three further bedrooms
- * Bathroom with over-bath shower and under floor heating

ADDITIONAL INFORMATION

- * Double glazing
- * Oil fired central
- * Large attic, with Ramsay ladder
- * Extremely private, wraparound, mature landscaped garden grounds including three raised beds, predominantly laid to lawn and incorporating a large paved patio
- * Two sheds
- * Log store
- * Garage with power, light and electric door controlled by remote

* Note: the seller is looking for a long entry date of November 2024

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Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 136.1 sq m / 1465 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074088)

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. Local amenities are excellent with a good variety of shops including a Co-operative store, delicatessen, pharmacy 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. For secondary education the highly regarded Peebles High School is within the catchment area and for which there is a school bus service. More extensive shopping is available in nearby Peebles, Penicuik or Edinburgh. A wide choice of recreational facilities are on offer and include two golf courses, a bowling green, tennis courts and other numerous 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

Mains electricity, water and drainage.

EPC

D

Council Tax

Scottish Borders 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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Opening Hours:
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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.