

McDougall McQueen present to the market this bright and spacious three bedroom semi-detached property arranged over two floors boasting the most stunning open views. The property further benefits from a generously proportioned rear garden along with gardens to the front and driveway to the side. This property would make a perfect family home offering the opportunity to adapt to your own personal taste and needs. We would recommend an early viewing given how rarely available these property types are.

- Reception hallway.
- Front facing living room.
- Fitted kitchen equipped with a range of wall and base units, door accesses the rear garden.
- Bedroom three/dining room off living room.
- Staircase to the upper level, hatch to large attic space accessed by a fixed ladder.
- Double bedroom front facing with wall to wall storage along with a useful storage cupboard.
- Rear facing double bedroom with the most stunning open views, cupboard with boiler.
- Bathroom comprising WC, wash hand basin and bath.
- Double glazing.
- Gas heating supplied by LPG tank.
- Generously proportioned rear garden with fabulous open views, garden sheds and greenhouse are included in the sale.
- Front garden with driveway to the side.



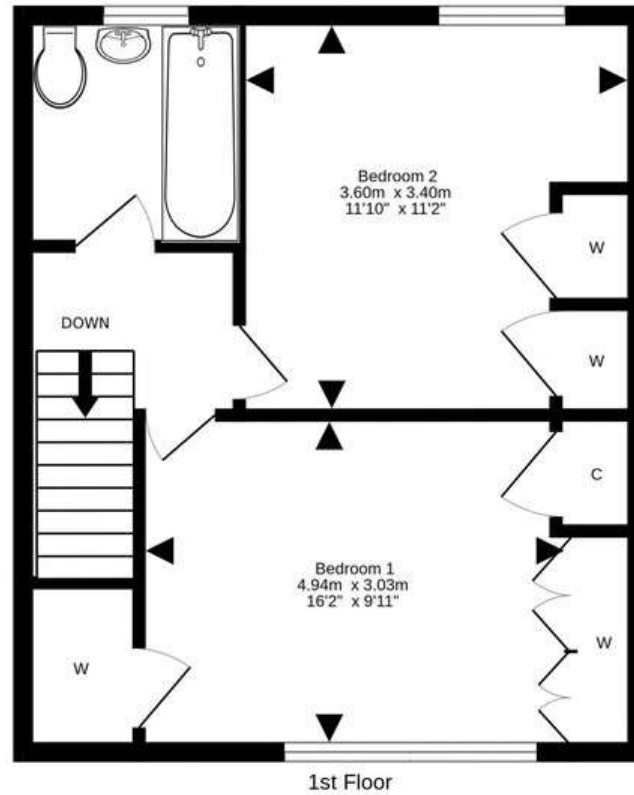
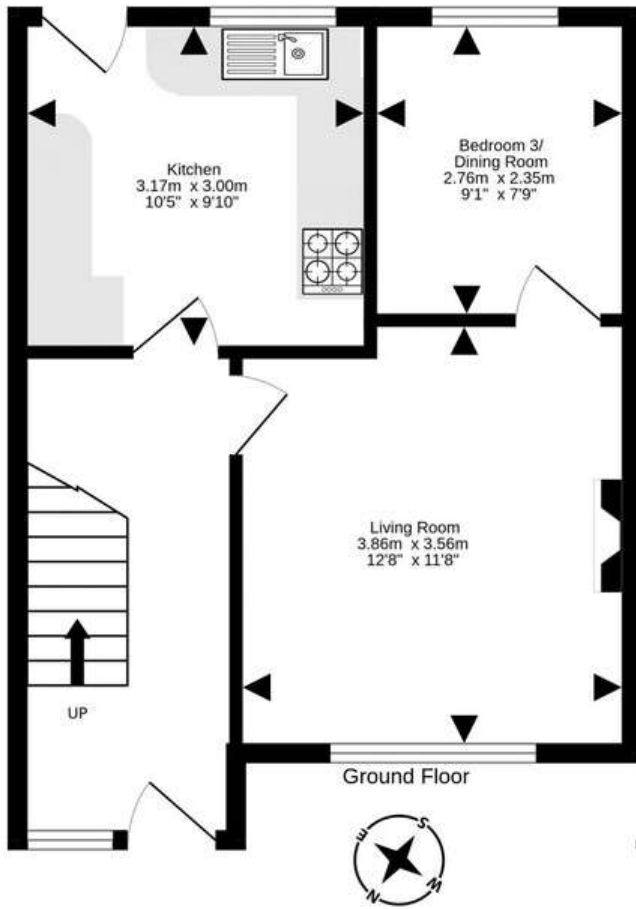
Location

Situated in an area of outstanding natural beauty at the foot of the Pentland Hills, West Linton offers the best of rustic country living within easy reach of Edinburgh. Surrounded by rural farmlands and rolling countryside this picturesque village lies only 17 miles from the heart of the capital. It benefits from excellent local amenities including shops, a health centre, a pharmacy, a post office, and primary school, with secondary schooling in Peebles. For more extensive shopping, Peebles and Edinburgh are both within easy reach. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club and the West Linton Horticultural Society. There are breath-taking country walks and cycle paths in the surrounding area, and various outdoor activities on offer, including at The Don Coyote Outdoor Centre at Lamancha, an adventure centre providing activities including shooting and archery, amongst the beautiful scenery of the Scottish Borders. For the golf enthusiast, the surrounding area has a good selection of courses, including the West Linton Golf Club on your doorstep. The village is conveniently situated on the A702, providing easy access to the City Bypass and wider central road network for commuting.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, garden sheds and greenhouse. Other items including white goods may be available by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

