



Darham, Lamancha, West Linton, EH46 7BD

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



A rare opportunity has arisen to purchase this fabulous three bedroom detached bungalow complete with a pleasant sunroom, garage and driveway for multiple cars with the most impressive gardens to the front and rear with uninterrupted open views. The property is quietly located in a tranquil setting situated just off the A701 in a rural location a short distance from the village of West Linton. The property would now require some upgrading offering the potential for a most stunning family home.



- Entrance vestibule with useful storage.
- Most impressive dual aspect living/dining room front facing over the gardens with a stunning open outlook.
- Fitted kitchen with a range of wall and base units along with integrated appliances, utility room.
- Cloaks comprising WC and wash hand basin.
- Sunroom with door offering direct access to the rear garden.
- Double bedroom rear facing with built in wardrobe storage.
- Double bedroom front facing with built in wardrobe storage.
- Double bedroom front facing with built in wardrobes.
- Bathroom comprising of WC, wash hand basin, bath, shower cubicle, vanity storage.
- Gas central heating - boiler located in the garage installed 2021.
- Double glazing.
- Garage and driveway for multiple cars.
- Beautiful gardens.



## Location

The property is located approximately fifteen miles south west of Edinburgh and close to the popular and thriving Borders town of West Linton, which lies within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a range of local shops in West Linton and Newlands primary school in Romanno bridge. A larger choice of shops and amenities are available in either Peebles or Penicuik. Leisure facilities include superb picturesque walks in open countryside and in the Pentland Hills, horse riding, fishing, golfing and bowling. Glentress Forest just outside Peebles is within easy reach and is famous for its mountain bike and walking trails. The Horseshoe Inn at nearby Eddleston was recently voted best country pub in Scotland and is popular with the locals. Whitmuir farm and café is also within easy reach. Regular bus services operate to and from Edinburgh city centre and to the surrounding border towns.

## Extras

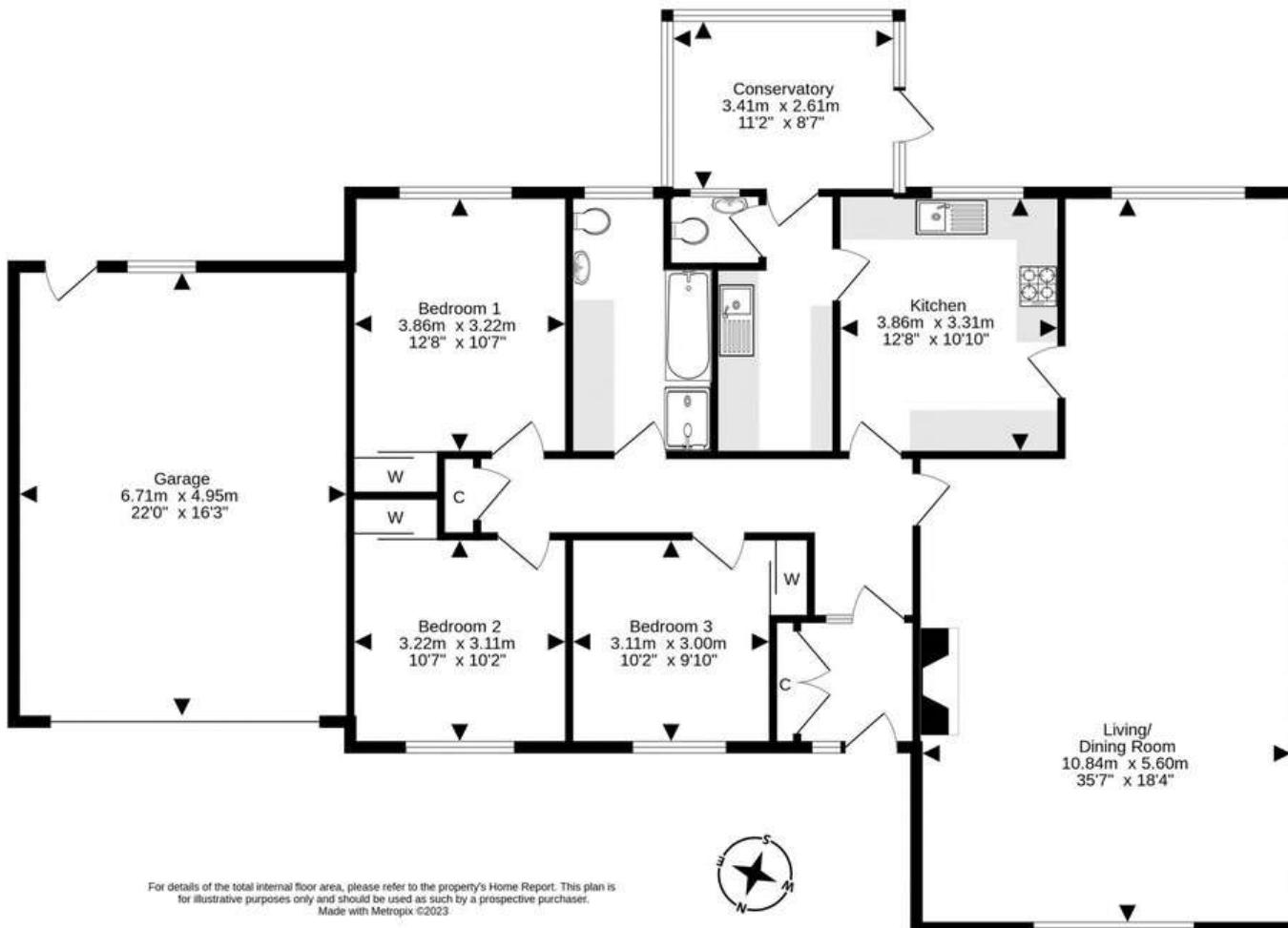
Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

**EPC Band - E**





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

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.

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