







A must on your viewing list this Impressive five bedroom detached villa arranged over three floors offering fantastic family living, boasting a south facing rear garden along with a generous gated driveway to the front, the property further benefits from a swimming pool and large games room housing a full sized snooker table. The property sits within a rural location in the charming hamlet of Lamancha, close to the A701 and approximately thirteen miles south of Edinburgh City Bypass. This is a delightful rural setting offering far-ranging vistas over the surrounding countryside with easy access to Edinburgh and the central Scotland motorway network.

- Entrance porch into welcoming reception hallway.
- Access to the swimming pool, shower room and plant room.
- Impressive reception room with a full sized snooker table, front facing with lovely views, perfect space for entertaining, sliding doors allow access to the pool.
- Double bedroom located on the ground floor, front facing.
- Staircase to the first floor hallway.
- Living room with a wood burning stove, front facing boasting the most stunning views, two sets of French doors open to the delightful terrace.
- Dining kitchen equipped with a good range of wall and base units along with integrated appliances, breakfast bar and ample dining space.
- Utility room, washing machine included, door accesses the side elevation.













- Bright and spacious conservatory giving direct access to the rear south facing garden.
- Guest bedroom front facing with beautiful views.
- Shower room comprising WC, wash hand basin and cubicle.
- Second floor landing with useful storage.
- Master bedroom with en-suite shower room along with built in storage.
- Two further bedrooms with built in wardrobe storage.
- Family bathroom comprising WC, wash hand basin, jacuzzi bath with shower over.









## Location

The picturesque village of West Linton is just four miles away and offers a selection of local amenities including shops and schools, whilst the more extensive amenities of Peebles, Biggar and Penicuik are within easy reach. The superstores and retail outlets at Straiton, on the southern fringes of Edinburgh, are also conveniently located. Those who enjoy country pursuits will be in their element in this area with ample opportunities for walking, cycling, golf and equestrian activities.

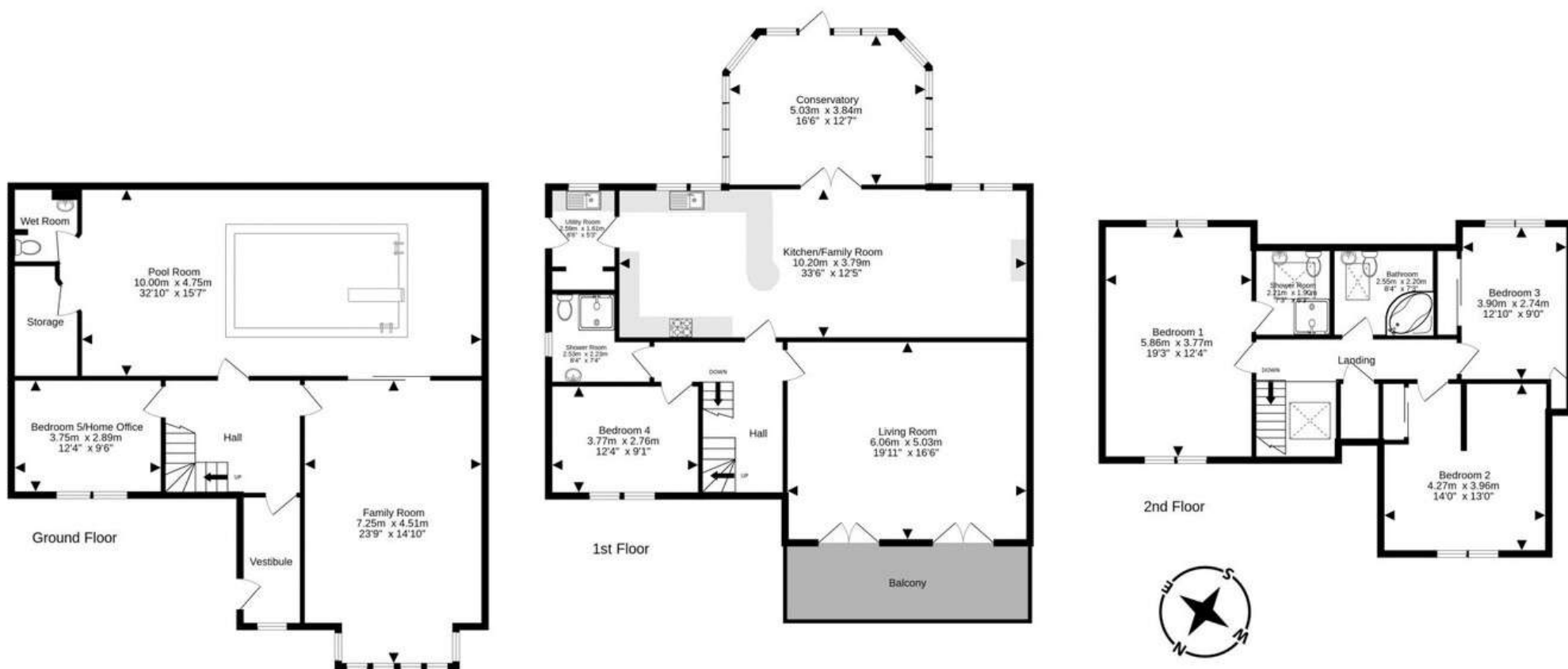
## Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances, washing machine, snooker table, cue sticks and accessories. 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 - D



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

**ēspc**  
**McDougall McQueen**