

COULTERS[©]

BELMORE MAIN STREET

WEST LINTON, WEST LINTON, EH46 7EE

 2 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Belmore originally formed part of the old school house in the picturesque village of West Linton. The home is now a truly charming, beautifully presented, two bedroom end of terrace property, lovingly renovated by the current owners and bursting with character. The spacious accommodation is set over two levels and retains many original features such as exposed stonework and engaging wood floors. On the ground floor, the entrance foyer opens onto the main hall, which in turn opens onto an impressive kitchen/dining room with rustic wall and base mounted cabinetry incorporating integrated appliances and plenty of space for a dining table and chairs.

KEY FEATURES



Charming house forming part of an old schoolhouse.



Two beautifully presented double bedrooms.



Direct access to patio area.



On-street parking.



Located in the picturesque village of West Linton.



Heated by infra-red panels, solid fuel, electric heaters and solar panels.





The solid fuel fire boiler forms a striking focal point in the room, surrounded by the imposing stone surround. A glass door provides not only additional natural light, but also direct access to the patio area. The cosy sitting room is an extremely engaging place to relax, whilst there is also a stunning shower room fitted with a superb rainfall shower, WC and wash hand basin. On the first floor you will find two gorgeous double bedrooms (both with fitted storage), with the principal bedroom having a stylish en suite featuring a fantastic stand alone bath, WC and wash hand basin amidst exposed brickwork and lovely industrial style wall lights. The second double bedroom benefits from a very pretty log burning stove. The home is heated by infra-red panels, electric heaters, the solid fuel back boiler and solar panels. The garden ground to the rear is communal ground which has been split into three areas, and has been historically so for a long time. Unrestricted parking is available on the street outside.





THE LOCAL AREA

West Linton is a picturesque conservation village located in the beautiful Scottish Borders, 16 miles to the south-west of Edinburgh. An area of exceptional natural beauty at the foot of the Pentland Hills this sought after and popular village offers an excellent range of local amenities including a Co-op, newsagent, medical centre, as well as popular pubs and restaurants including The Gordon Arms.

Nearby Penicuik, Biggar and Peebles offer further shopping and leisure amenities. As well as walks and cycles in the surrounding countryside, there is fishing and horse riding to enjoy and a popular golf club in the village.

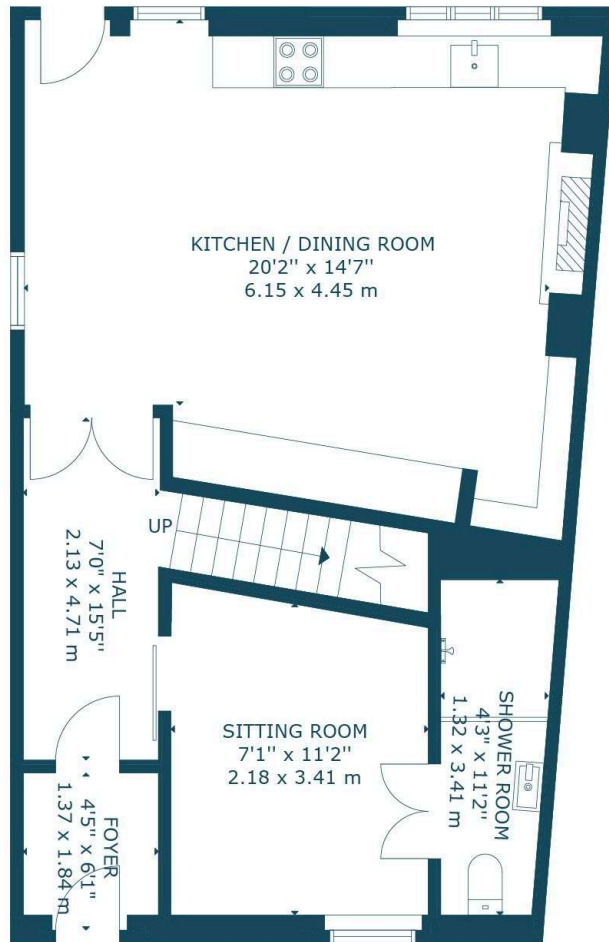
Well-regarded schooling is available at West Linton Primary School and Peebles High School. Easy access into Edinburgh, the City Bypass and the wider central motorway network via the A702.

EXTRAS

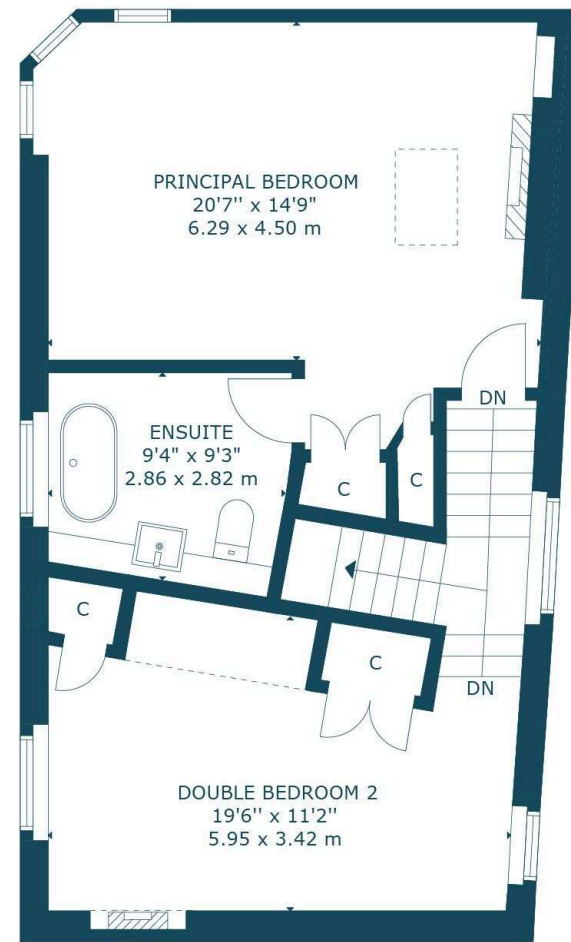
All blinds, curtains, light fittings, fitted flooring, integrated appliances are included in the sale price with the exception of the American style fridge freezer which may be available subject to separate negotiation.







GROUND FLOOR



FIRST FLOOR

BELMORE, MAIN STREET, WEST LINTON, EH46 7EE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,598 SQ FT / 148 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.