



3 Cowdenburn Cottages, West Linton, EH46 7BD





## Welcome

Welcome to 3 Cowdenburn Cottages, a bright well-maintained, one-bedroom terraced cottage situated within a picturesque rural setting. This property is ideal for first-time buyers, those seeking ground floor living, or individuals looking to downsize. It offers bright and spacious accommodation with generous garden grounds and ample on street parking. Presented in excellent condition throughout and given its sought-after location, we anticipate high demand for this property. We highly recommend viewing at your earliest convenience to avoid disappointment.

- Bright accommodation presented in excellent condition
- Entrance porch
- Living and dining room with feature fireplace and log burning stove
- Amply fitted kitchen with a range of base and wall units, integrated appliances, and free-standing white goods
- Inner hall with airing cupboard
- Double bedroom with built-in wardrobes, shelved storage and French doors providing direct access to the rear garden
- Family bathroom featuring a three-piece white suite, with mixer shower over the bath, and heated towel radiator
- Electric wet central heating, log burning stove, and full double glazing
- Private garden grounds to the front and generous private rear gardens with countryside views
- Garden room fitted with power and large metal garden shed







## Lamancha, West Linton

Lamancha, located just a short drive from West Linton, is a charming rural area in the Scottish Borders renowned for its tranquil countryside setting and friendly local community. The area offers a peaceful escape from city life yet remains conveniently accessible to Edinburgh and neighbouring towns via excellent road links. West Linton itself boasts a range of local amenities, including shops, cafés, a primary school, and leisure facilities, making it popular with families, professionals, and retirees alike. Residents of Lamancha enjoy picturesque views, access to scenic walking and cycling routes, and a keen sense of community spirit. The area provides ample opportunities for outdoor pursuits and relaxation.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining free-standing white goods, garden room and shed. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.






# Get in touch

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EH22 1JB

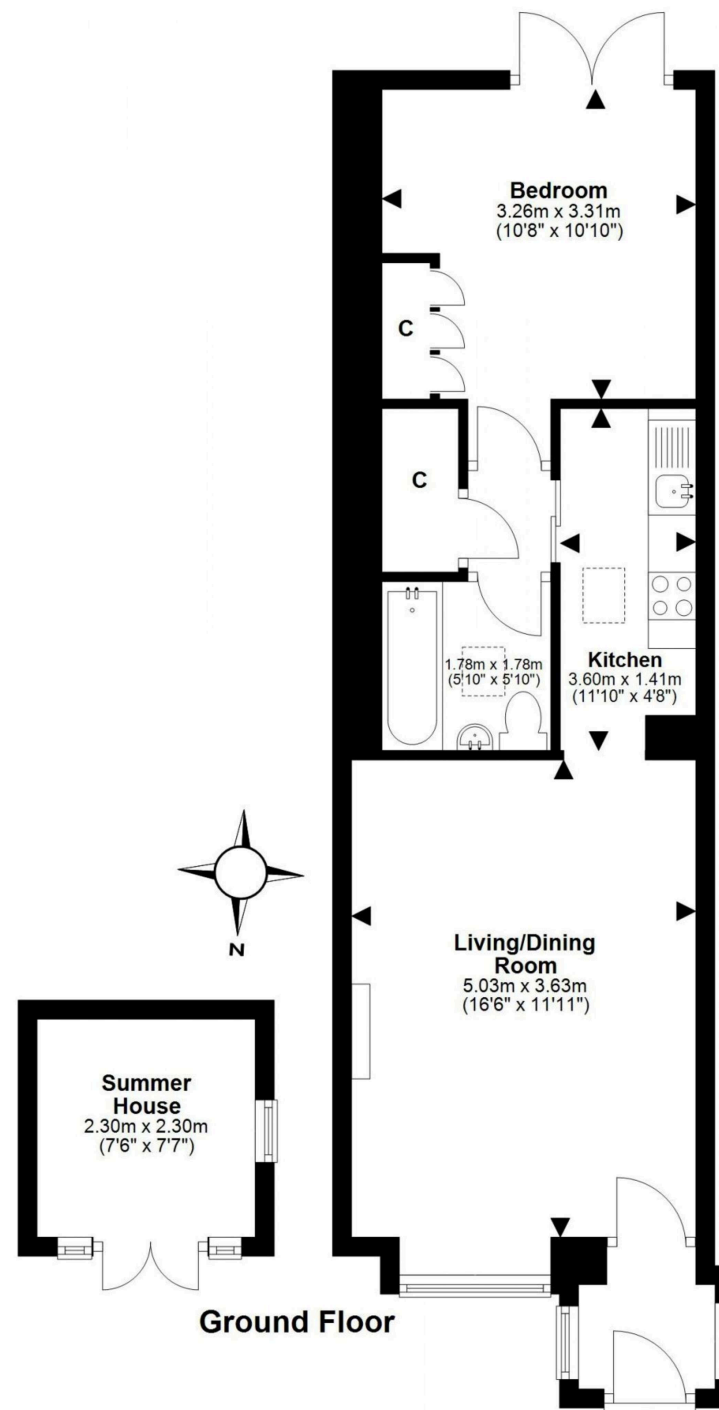
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.