

Leven Cottage Lower Green, West Linton, EH46 7EW



Description

Located in the heart of the picturesque conservation village of West Linton, this unique and rarely available traditional three bed cottage, of immense appeal commands an idyllic setting and enjoys a splendid south-facing aspect over the large expanse of the Lower Green, a meeting point for the villagers walking their dogs and accompanying their children to the playground close to the lovely quaint Tea House. The Lyne Water gently flows along the Lower Green, adding on to the bucolic setting of this location. Benefitting from garage/workshop and private patio/garden, the cottage combines an attractive period exterior with modern comforts inside and offers light filled and well planned living space over two floors. Boasting a variety of local amenities on the doorstep, including a Co-op supermarket, less than 3 minutes walking distance, this would be perfect home for those seeking a quiet rural lifestyle yet within easy commuting distance of Edinburgh.

Features

- Charming period cottage
- Idyllic setting offering a delightful south-facing outlook over an expansive village green
- Elegant living room with working fire
- Generous multi-aspect farmhouse style kitchen/dining room
- Three upstairs bedrooms
- Large bathroom featuring a roll top bath with shower and WC with hot/cold water spray
- Timber sash and case double glazing
- Quantum Dimplex storage heaters at the ground floor commanded remotely with app
- Private enclosed patio/garden
- Garage/workshop with attic space

Extras

The blinds, curtains, and kitchen appliances are included



Location

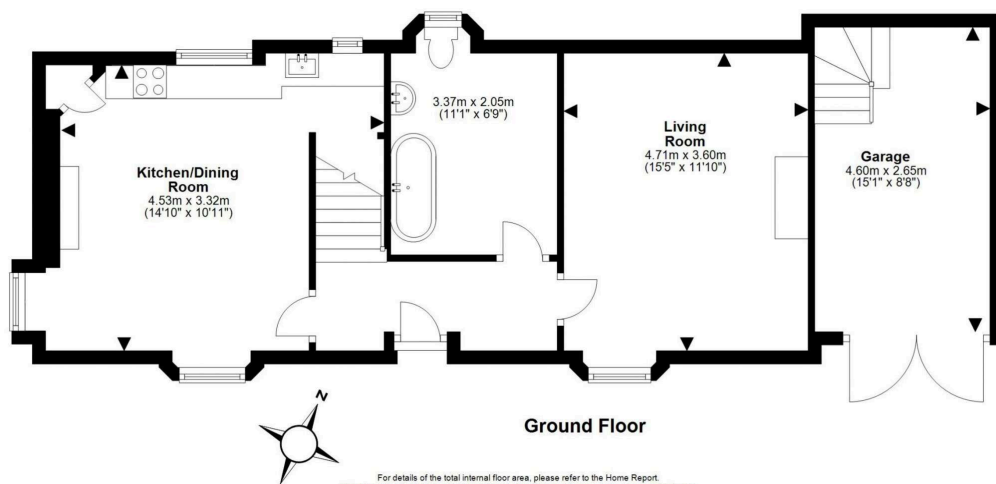
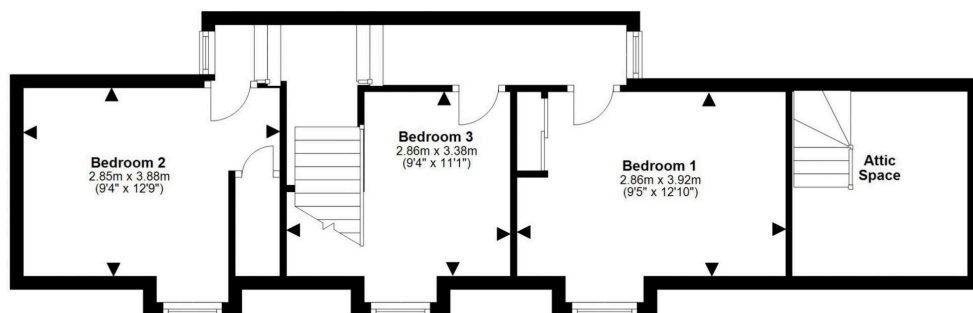
West Linton is a picturesque conservation village located in the beautiful Scottish Borders, 16 miles to the south-west of Edinburgh. An area of exceptional natural beauty at the foot of the Pentland Hills this sought after and popular village offers an excellent range of local amenities including a Co-op, newsagent, medical centre, a pharmacy 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 High School in Peebles. Easy access into Edinburgh, the City Bypass and the wider central motorway network via the A702.

EPC Rating: F

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

ēspc