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Alba House, Main Street

West Linton, Scottish Borders, EH46 7EA



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Situated in the picturesque village of West Linton, this traditional three-bedroom mid-terraced house offers spacious and well-presented accommodation that is sure to appeal to a wide demographic. The home lies within easy strolling distance of village amenities, including shops, the primary school, a tea house, and a restaurant, as well as transport links, the surrounding countryside, and a golf course. The house is accompanied by a good-sized private garden and benefits from access to unrestricted on-street parking nearby.

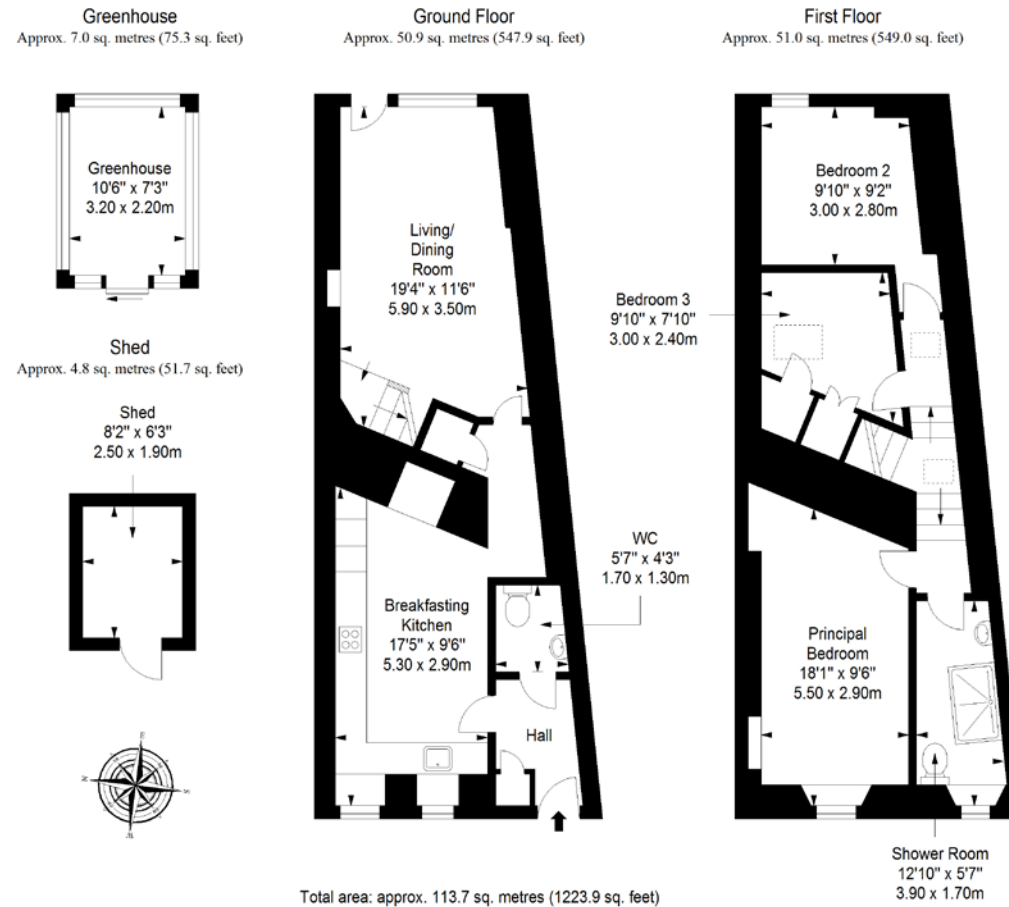
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Traditional mid-terraced house in West Linton
- Situated on the village's Main Street
- Well-presented, modern interiors
- Entrance hall with storage and WC
- Spacious living/dining room
- Contemporary breakfasting kitchen
- Two double bedrooms
- One single bedroom with storage
- Modern shower room
- Good-sized rear garden
- Unrestricted on-street parking nearby
- Oil-fired central heating
- Double-glazed windows
- EPC - D



Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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