



Sandaig, Broomlee Crescent

WEST LINTON, SCOTTISH BORDERS, EH46 7EH

Property
PARIS STEELE

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“An exciting opportunity to place your own stamp on this desirable detached property and create a lovely family home.”



PROPERTY DESCRIPTION

With gardens, off-street parking, and a clean modern canvas allowing for a home to suit the buyer's style, this bright and spacious three-bedroom detached property in the charming village of West Linton will make a wonderful family home.

Approached via a gated front garden bordering the driveway and detached garage, you are welcomed into a light and airy hallway boasting built-in storage. On your left, a generously proportioned sitting room is flooded with natural light from a large east-facing picture window to the front. Moving further into the residence, the stylish west-facing modern kitchen showcases white farmhouse-style wall and floor units, oak-effect worktops, a colourful splashback, and integrated appliances including an eye-level grill, oven and hob. A seamless flow then takes you into the adjacent conservatory. With panoramic rear garden views and direct access through elegant French doors, it is an enviable place

in which to relax or entertain friends and family. Returning to the hallway, three bright double bedrooms lie across from the living and reception areas. The larger of the three enjoys a peaceful aspect to the rear along with built-in mirrored wardrobes. Each shares access to a family bathroom complete with a bath, shower enclosure, WC, and washbasin.

Externally, the front garden enjoys an easterly aspect and showcases mature shrubbery, a lawn, and trees. The low-maintenance rear garden mainly consists of paving.

FIXTURES & FITTINGS

Kitchen appliances will be included in the sale price.



PROPERTY FEATURES

- Three-bedroom bungalow
- Hallway with storage
- East-facing sitting room
- Three double bedrooms
- Well-equipped modern kitchen
- Stylish conservatory with garden access
- Family bathroom
- Detached garage and driveway
- Front and rear gardens
- Double glazing
- Gas Central Heating
- EPC D
- Council tax band E

WEST LINTON

West Linton is a pretty conservation village, 15 miles south-west of Edinburgh, lying in the foothills of the Pentland Hills.

Local amenities include a post office, chemist, Co-op, and butcher, along with the popular Gordon Arms Hotel home of the Bakehouse Restaurant and The Pyet Deli, Restaurant and Bar. Nearby Penicuik and Peebles offer further recreational, leisure, and dining choices.

It is an ideal place from which to explore the surrounding countryside with activities including hill walking, horse riding, mountain biking, and golf. The village also boasts two scenic greens and there is a thriving tennis and football club respectively.

There is a local primary school, and the property is within the catchment area for Peebles High School.

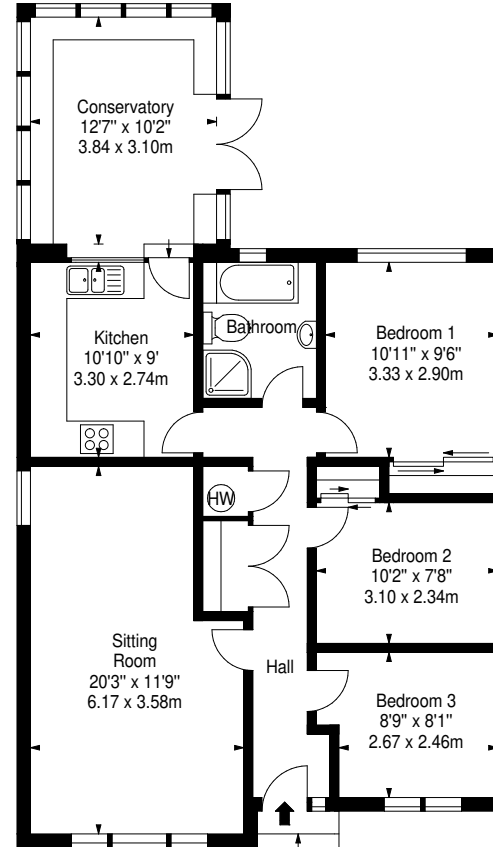
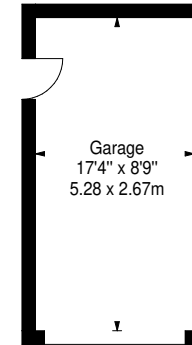
Edinburgh's City Centre is approximately an hour away by car via the A702.



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Broomlee Crescent,
West Linton,
Scottish Borders, EH46 7EH



Approx. Gross Internal Area
922 Sq Ft - 85.65 Sq M
Garage
Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M
For identification only. Not to scale.
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Ground Floor

PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

