

**Peebles**  
Call 01721 723999

**Offers Over £475,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**25 Craigengar Gate, West Linton, EH46 7JL**



Immaculately presented modern detached villa situated close to West Linton Primary School, surrounded by beautiful countryside and just a short walk from the Main Street, within the highly desirable conservation village of West Linton. Well proportioned rooms offer bright and spacious accommodation with the superb open plan kitchen/ dining / family area benefiting from a dual aspect and patio doors opening out to the fully enclosed landscaped rear garden. Of further benefit is the garage and driveway supplemented by additional resident's parking.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Living room
- \* Recently installed breakfasting kitchen with dining room off
- \* Family room
- \* Utility room
- \* Cloakroom

### FIRST FLOOR

- \* Galleried landing
- \* Master bedroom with en-suite shower room & dressing room
- \* Guest bedroom with en-suite shower room
- \* Two further spacious double bedrooms
- \* Bathroom with separate shower cubicle

### ADDITIONAL INFORMATION

- \* Air source heat pump heating system also providing hot water, supplemented by electric immersion
- \* Underfloor heating to the ground floor
- \* Double glazing
- \* Fully enclosed, landscaped rear garden, predominantly laid to lawn, incorporating a decked patio area and covered pergola / veranda.
- \* Garage with power and light
- \* Driveway providing ample parking for two vehicles, and additional residents parking available within the development.
- \* Timber shed
- \* Constructed in 2018 by Springfield Builders
- \* Less than 20 miles from Edinburgh
- \* Within the catchment area of highly ranking Peebles High School

## 25 Craigenagar Gate, West Linton, EH46 7JL

Approximate Gross Internal Area = 176.7 sq m / 1902 sq ft

Garage = 16.9 sq m / 182 sq ft

Total = 193.6 sq m / 2084 sq ft

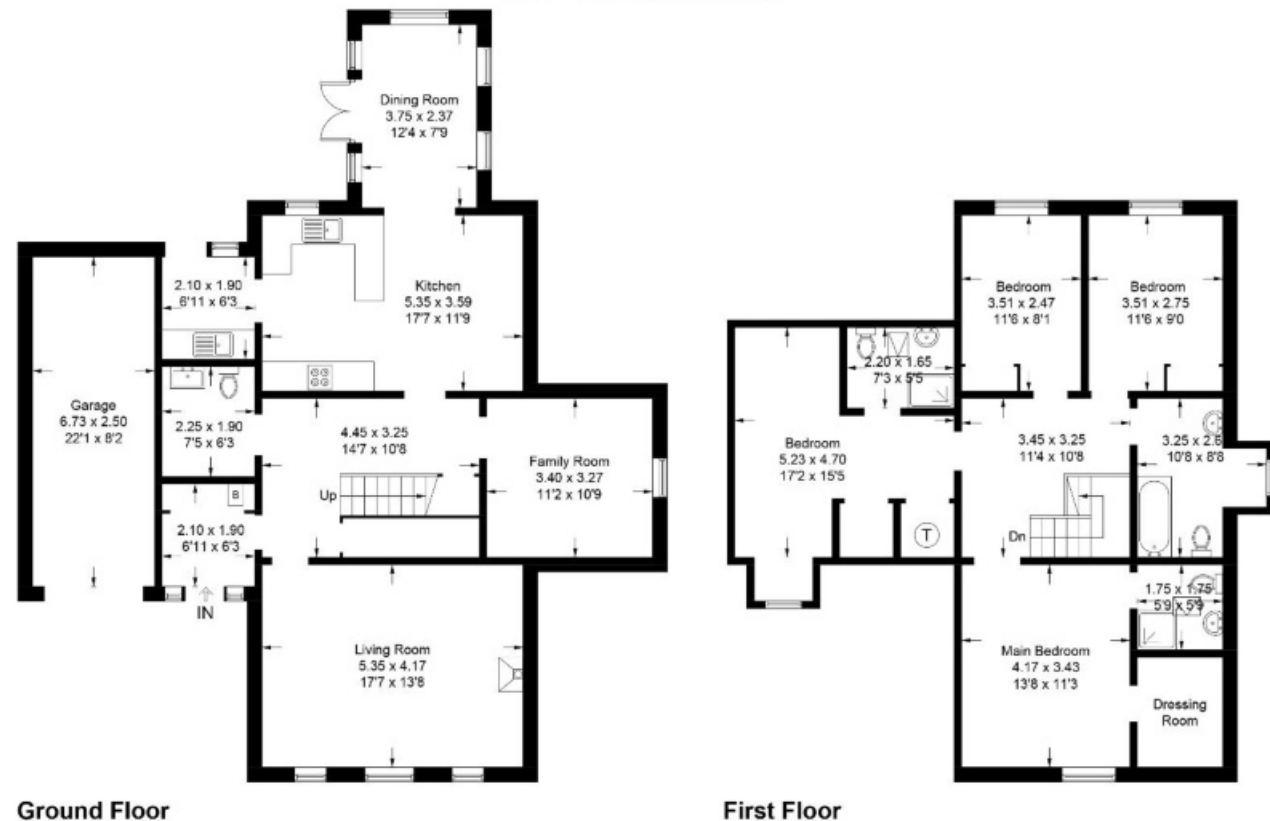


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094150)

### Situation

The charming historic conservation village of West Linton can be found nestling on the southern edge of the Pentland Hills around 17 miles south of Edinburgh city centre on the A702 Edinburgh to Biggar road. Local amenities are excellent with a good variety of shops including a Co-operative store, delicatessen, pharmacy and post office to cover daily requirements. The village also benefits from a combined primary school and Early Learning and Childcare Centre (from ages 2-12 years), a modern health centre, and a number of excellent independent shops and restaurants. For secondary education the highly regarded Peebles High School is within the catchment area and for which there is a school bus service. More extensive shopping is available in nearby Peebles, Penicuik or Edinburgh. A wide choice of recreational facilities are on offer and include two golf courses, a bowling green, tennis courts and other numerous country pursuits such as horse riding, cycling and hill walking.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains electricity, water and drainage

### EPC

Band C

### Council Tax

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.