

**Peebles**  
Call 01721 723999

**Offers Over £425,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**12 Robinsland Drive, West Linton, EH46 7JD**





Rare to the market! A detached bungalow constructed in 2000 and subsequently extended, situated within a highly desirable, peaceful, location just a short walk from the Main Street in the picturesque conservation village of West Linton. Internally the property offers a flexible layout with an internal footprint extending to 121m<sup>2</sup> and benefits from excellent natural light. Occupying a sizable plot, (0.2 of an acres), fully enclosed to the rear with an excellent degree of privacy and a sunny south easterly aspect. A mono-block driveway to the front and garage provide ample parking for multiple vehicles.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room with feature fireplace and large window to the front
- \* Dining room with solid fuel stove and patio doors out to the rear garden offering an excellent indoor - outdoor entertaining space
- \* Modern kitchen with integrated oven, hob and extractor
- \* Utility room
- \* Master bedroom with en-suite shower room
- \* Three further bedrooms
- \* Bathroom with over-bath shower and under floor heating

### ADDITIONAL INFORMATION

- \* Double glazing
- \* Oil fired central
- \* Large attic, with Ramsay ladder
- \* Extremely private, wraparound, mature landscaped garden grounds including three raised beds, predominantly laid to lawn and incorporating a large paved patio
- \* Two sheds
- \* Log store
- \* Garage with power, light and electric door controlled by remote

## 12 Robinsland Drive, West Linton, EH46 7JD

Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 136.1 sq m / 1465 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074088)

### 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

D

### Council Tax

Scottish Borders Council Tax Band F.

### 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  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:

