

Peebles
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Offers Over £85,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7.35 Acre Plot, West Linton, EH46 7BT



PLOT

A superb opportunity to acquire a large plot 7.35 acres of thereby, enjoying a picturesque setting bounded by trees and the Cairn Burn. The plot commands stunning, uninterrupted views of the surrounding countryside, located just on the outskirts of the charming conservation village of West Linton.

SITUATION

The charming historic conservation village of West Linton can be found nestled 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.

SERVICES

Mains electricity, water and drainage located nearby.

VIEWINGS

No appointment required.

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.

