

**Peebles**

Call 01721 723999

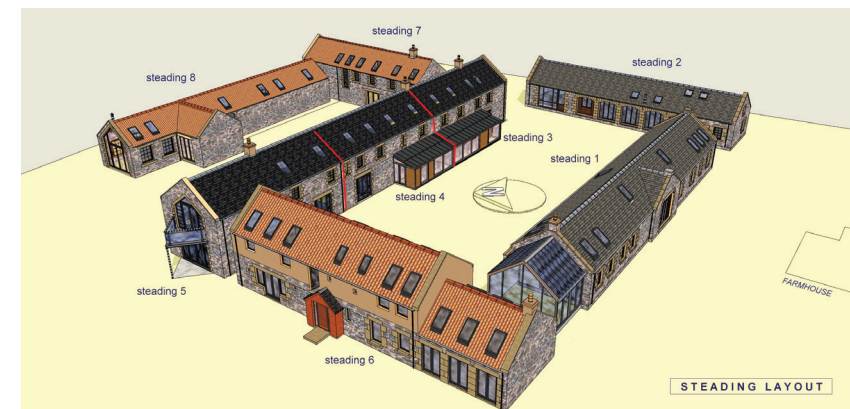
**From £350,000 - £400,000**

**CULLEN KILSHAW**  
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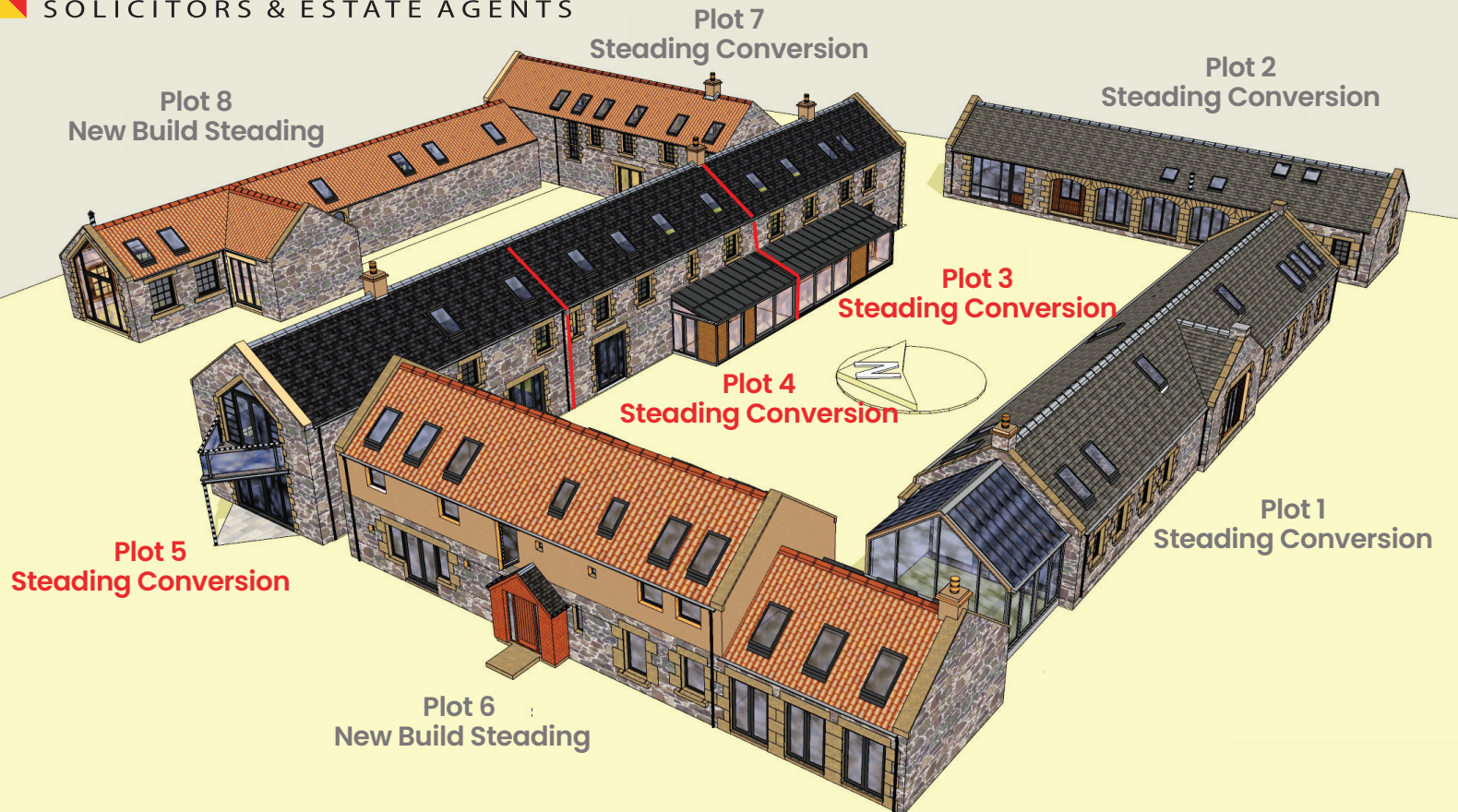
**LAST 3 REMAINING**



**3, 4, 5 KINGSWOOD, Leadburn, West Linton, EH45 7BW**

**FOR SALE: Completed steading builds from guide price £350,000-£400,000**





## KINGSWOOD

- Development site
- Detailed and outline planning consent for 9 residential units comprising new build and steading conversions
- The existing steading buildings are not listed
- Picturesque rural setting
- 21 miles to Edinburgh
- 9 miles to Peebles
- 7 miles to Penicuik

what3words

[///yard.surveyors.surpasses](https://www.what3words.com/yord.surpasses)  
[https://w3w.co/yord.surveyors.surpasses](https://www.what3words.com/yord.surpasses)

## KINGSWOOD

Leadburn

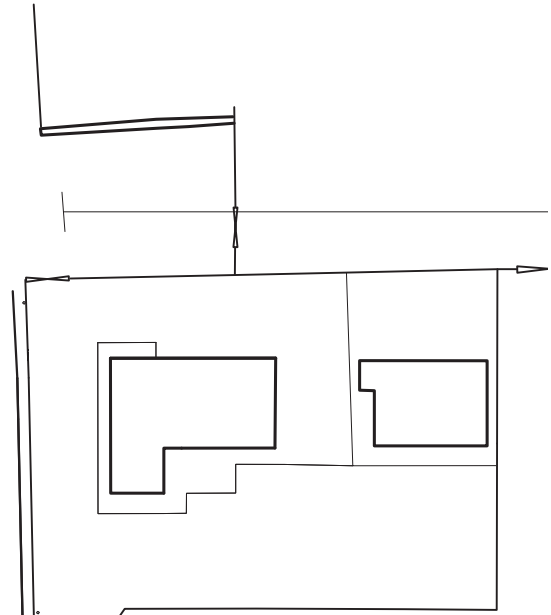
West Linton, EH45 7BW

- Development site
- Last remaining:  
3 completed steading builds

**A variety of plot sizes and styles are available from steading conversions to new builds, and options to purchase plots with detailed or outline planning permission, as well as completed builds.**

This picturesque site is of great historical interest linking to James VI. Development of the site is based on sustainable and ecologically friendly processes in harmony with its rural setting and outstanding, uninterrupted panoramic views of the surrounding countryside and to the Pentland Hills. Kingswood provides a unique opportunity to enjoy a rural lifestyle just 21 miles from Edinburgh city centre, 9 miles from Peebles and 7 miles from Penicuik, a one-off that offers the best of both worlds bringing old and new architecture together with character and style.

**Last 3 remaining;** 3 completed steading builds - Plots 3, 4 and 5



## KINGSWOOD

- Plot 1 Steading Conversion
- Plot 2 Steading Conversion
- **Plot 3 Steading Conversion**
- **Plot 4 Steading Conversion**
- **Plot 5 Steading Conversion**
- Plot 6 New Build Steading
- Plot 7 Steading Conversion
- Plot 8 New Build Steading
- Plot 9 New Build

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note:  
this drawing must not be scaled from or used for  
measurements. check all dimensions on site.



**Kingswood** is situated within the grounds of Kingside Farm near Leadburn, part of an idyllic rural hamlet. A short drive brings you to the charming conservation village of West Linton; nestled on the southern edge of the Pentland Hills.

Amenities in West Linton are excellent with a variety of shops including a Co-operative store, pharmacy, 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. More extensive shopping is available in nearby Peebles, Penicuik and indeed Edinburgh.

Primary schooling is available at Eddleston and secondary schooling at the highly ranking Peebles High school, to which daily school buses run. There are many other well regarded state and independent schools in and around Penicuik and Edinburgh on the public bus route.

The site is well located for an abundance of recreational activities including golf, tennis, walking, cycling and horse riding.

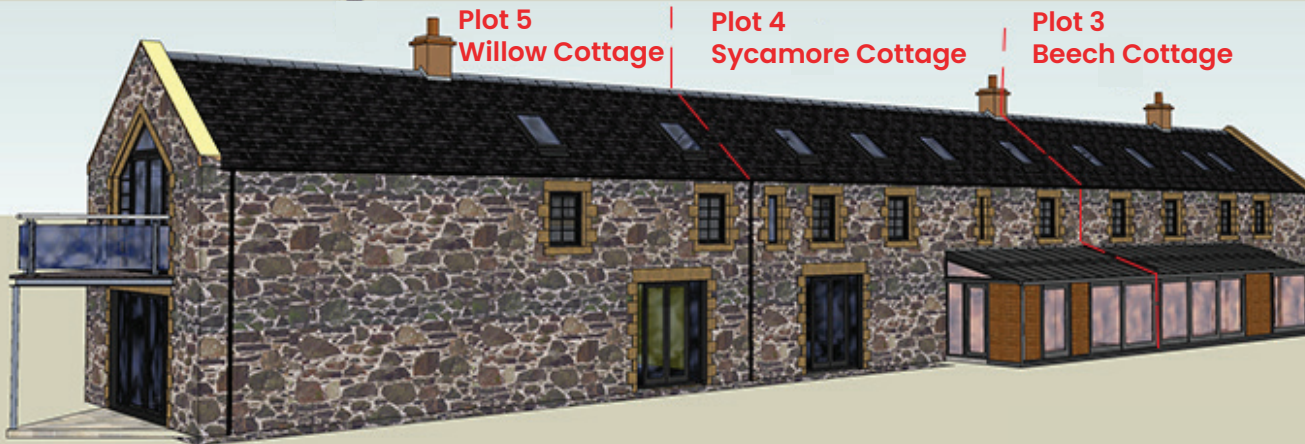
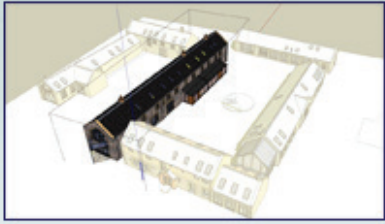


## KINGSWOOD

**Servicing** The servicing of Kingswood is based on low cost, sustainable and ecologically friendly processes.

- Water is supplied from a private borehole. Aerated reed beds provide an environmentally friendly solution for effluent treatment.
- High speed internet has been installed.





05/02215/FUL

PLOT 3, 4, 5: STEADING CONVERSION, TERRACED

## KINGSWOOD PLOTS 3, 4 and 5 STEADING CONVERSIONS

- **Plot 3 Beech Cottage**  
**G/P £400,000**  
approx. 345 sqm, 0.09 acres
- Terraced, 4 bedrooms
- Steading floor area  
approx. 147 sqm, 1582 sqft
- **Plot 4 Sycamore Cottage**  
**G/P £350,000**  
approx. 436 sqm, 0.11 acres
- Terraced, 3 bedrooms
- Steading floor area  
approx. 127 sqm, 1367 sqft
- **Plot 5 Willow Cottage**  
**G/P £360,000**  
approx. 447 sqm, 0.11 acres
- Terraced, 3 bedrooms
- Steading floor area  
approx. 117 sqm, 1259 sqft
- Detailed planning consent  
and building warrants for  
steading conversions.

ii The steading buildings  
are not listed.

**3, 4, 5 KINGSWOOD**  
**Leadburn, West Linton, EH45 7BW**

**Completed steading builds**

Scottish Borders Council  
Public Access Portal



<https://eplanning.scotborders.gov.uk/05/02215/FUL>



Interested in this site?

# Peebles

Call 01721 723999

5 Northgate,  
Peebles  
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Email: [morag.tumber@cullenkilshaw.com](mailto:morag.tumber@cullenkilshaw.com)

## Opening Hours:

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

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.



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We pride ourselves on delivering the most comprehensive estate agency offering in the region, with offices in 10 town centres and an experienced legal and property team who provide a full range of services across our thirteen offices. This wealth of local knowledge and expertise is invaluable in serving our clients, last year we sold over 450 properties.

As well as property sales and purchases, our services include preparation of Wills and Powers of Attorney, estate planning, family law, commercial conveyancing, dispute resolution, and many others in between.

If you would like to speak to us about any matter, please do not hesitate to get in touch.

Contact Cullen Kilshaw:  
**Peebles, 01721 723999**

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.