

**Peebles**  
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**Offers Over £80,000**

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**Serviced Plot, 'The Chalet', Leadburn, West Linton  
EH46 7BE**



### DESCRIPTION

A superb opportunity to acquire a serviced plot ideally placed along the A701 for exploring the stunning Scottish Borders countryside or the City of Edinburgh where an abundance of recreational activities can be found. The plot presents fantastic potential to install a holiday lodge or create a dwelling for those looking to escape the hustle and bustle of city life.

### SITUATION

A short drive brings you into the charming historic conservation village of West Linton; nestled on the southern edge of the Pentland Hills. Local amenities in West Linton are excellent with a good variety of shops including a CoOperative store and pharmacy, as well as 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 or 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 property is well located for an

abundance of recreational activities including golf, tennis, walking, cycling and horse riding.

### SERVICES

Private electricity and water supply. SepticTank.

### COUNCIL TAX

Midlothian Council Tax Band A.

### VIEWINGS

By appointment through the Selling Agent.

### 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.

Full members of:



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.