

Peebles
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Offers Over £210,000

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28 Broomlee Crescent, West Linton, EH46 7EH



This charming mid-terraced house, built in 1948 is situated in the picturesque conservation village of West Linton enjoying a peaceful location whilst being a short walk from the Main Street. The house is in excellent condition having been recently modernised in its entirety, featuring generously sized rooms that allow for comfortable living. With its blend of period charm and modern upgrades, this home offers a cosy and welcoming atmosphere. A combination of eco-friendly systems ensure efficient heating and energy use significantly reducing utility costs while contributing to a lower carbon footprint. The garden is an absolute gem, a true highlight of this property. Immaculately landscaped and thoughtfully designed, it offers a serene and private outdoor space, perfect for relaxing or entertaining. With a variety of mature plants, lush greenery, and vibrant flowers, the garden feels like a natural extension of the stunning rural views to the rear. To the front is a large gravel driveway providing ample parking.

Accommodation

GROUND FLOOR

- * Hallway with large understairs storage cupboard
- * Dual aspect living / dining room with solid fuel stove
- * Kitchen with range of integrated appliances

FIRST FLOOR

- * Upper landing with access to the large floored and lined attic, offering excellent storage / potential for extension (stc)
- * Two large double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Mitsubishi air source heat pump servicing the central heating and hot water system
- * Photovoltaic cells on the roof, with charge batteries, give a degree of electricity generation back to the property and income in the form of a feed in tariff
- * Double glazing
- * Gardens to the front and rear

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Approximate Gross Internal Area = 76.5 sq m / 823 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126368)

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. There are a good variety of shops including a Co-operative store, delicatessen, pharmacy, butcher 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. More extensive shopping is available in nearby Peebles, Penicuik or Edinburgh. Secondary education can be found at the highly regarded Peebles High School for which there is a school bus service. A wide choice of recreational facilities are on offer which include a golf course, bowling green, tennis courts and other 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 B.

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?

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Call 01721 723999

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Opening Hours:
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