

**Peebles**

Call 01721 723999

**Fixed Price £390,000**



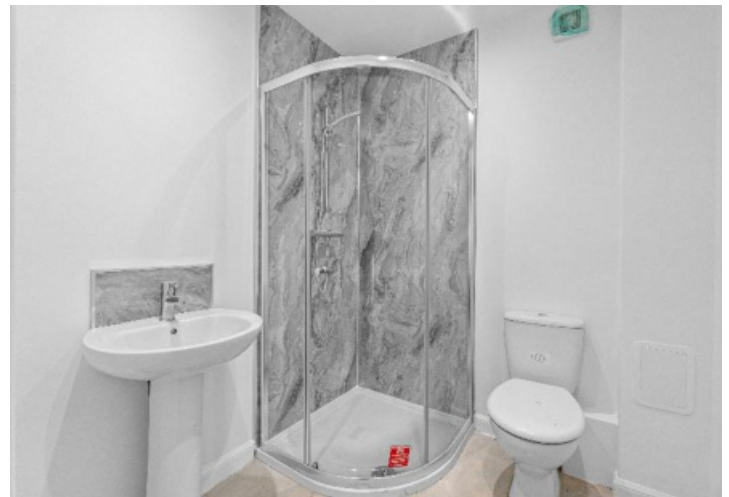
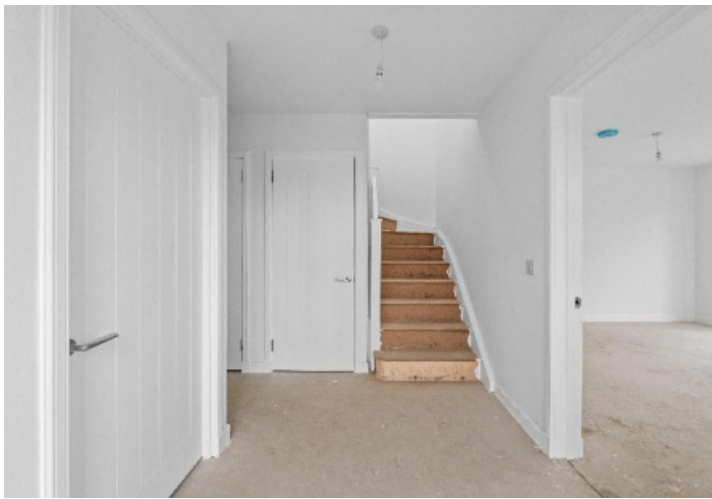
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**WILLOW COTTAGE (Barn 5)**  
**Kingswood, Leadburn, West Linton, EH46 7BW**





Newly built Willow Cottage is a charming end-terraced, stone-built home nestled within an exclusive steading development, offering a picturesque backdrop of rolling hills and countryside. Just 11 miles from the Edinburgh City Bypass, it provides the perfect balance between rural tranquility and convenient commuter links. The development of the site is based on low cost, sustainable and ecologically friendly processes in harmony with its rural setting.

Expertly crafted using original stone, this newly finished cottage retains its historic charm while incorporating modern luxuries, including high-speed internet—ideal for remote working. Spanning approximately 117m<sup>2</sup>, the versatile layout features light-filled, well-proportioned rooms and a balcony designed to capture breathtaking panoramic views.

Additionally, Willow Cottage comes with a 10-year new home warranty and dedicated parking for two vehicles.

Accommodation

GROUND FLOOR

- \* Entrance hallway
- \* Living room
- \* Dining kitchen with range of integrated appliances and patio doors accessing the garden
- \* Utility room
- \* Shower room

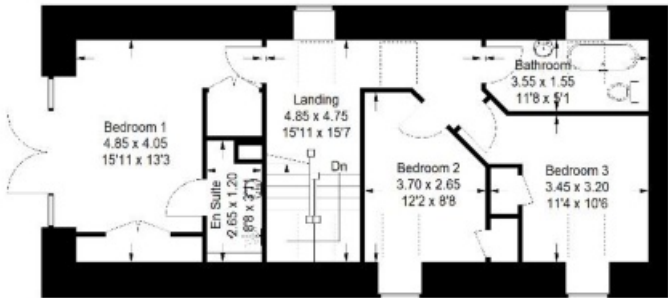
FIRST FLOOR

- \* Upper landing
- \* Three double bedrooms with fitted wardrobes, master with en-suite shower room and balcony
- \* Bathroom

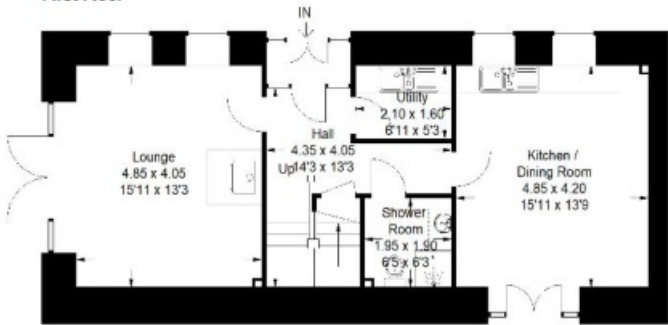
ADDITIONAL INFORMATION

- \* Heating via air source heat pump
- \* Double glazing

Barn 5, Kingswood, Kingside,  
West Linton, Peeblesshire, EH46 7BW



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2024 (ID1104935)

Situation

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. Secondary schooling is available 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.

Fixtures and Fittings

All fixtures and fittings are included in the price.

Services

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. Heating is via air source heat pump. The development benefits from solar panels.

Council Tax

To be confirmed.

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.



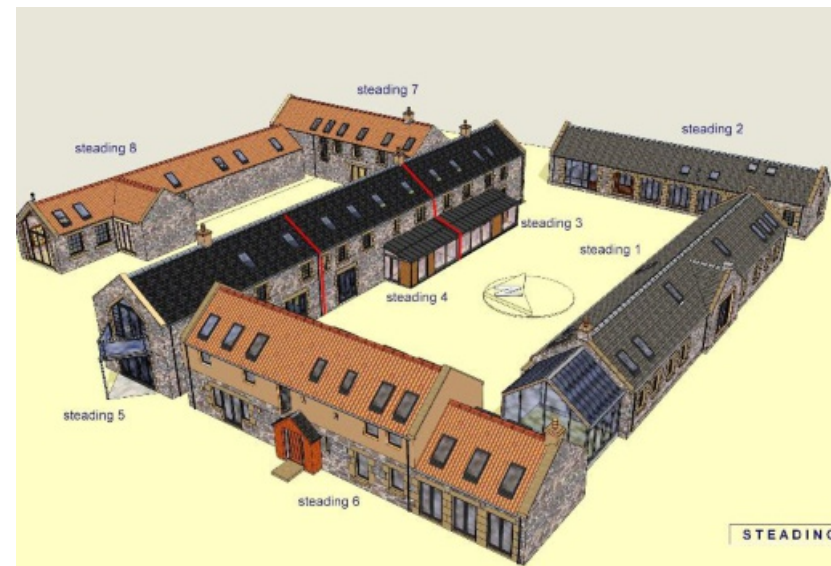
Interested in this property?  
**Peebles**  
Call 01721 723999

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

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Full members of:



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