

Peebles

Call 01721 723999

Offers Over £275,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**New Croft Cottage
Mowbrays Slap, West Linton, EH46 7FA**



A charming detached home in the sought-after location of Mowbrays Slap, just a short stroll from West Linton's vibrant Main Street, this delightful property offers modern living with character and charm. Built in 2011, the property features two well-proportioned bedrooms, a bright and welcoming living space enhanced by a cosy log burner, and the efficiency of an air source heat pump. The home is thoughtfully designed with a contemporary layout that flows seamlessly into a compact yet private courtyard garden. Of further benefit is a private driveway providing convenient off-street parking. Whether you're looking for a tranquil village retreat or a well-connected home with easy access to Edinburgh and the Borders, this property offers the best of both worlds.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Living room with wood burning stove
- * Dual kitchen / dining room with patio doors to the garden
- * Inner hallway
- * Wet room

FIRST FLOOR

- * Landing
- * Two bedrooms
- * Bathroom

ADDITIONAL INFORMATION

- * Double glazing
- * Full central heating and hot water served by air source heat pump
- * Courtyard style garden designed for ease of maintenance
- * Timber store
- * Driveway

New Croft Cottage, Mowbrays Slap, West Linton, EH46 7FA

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

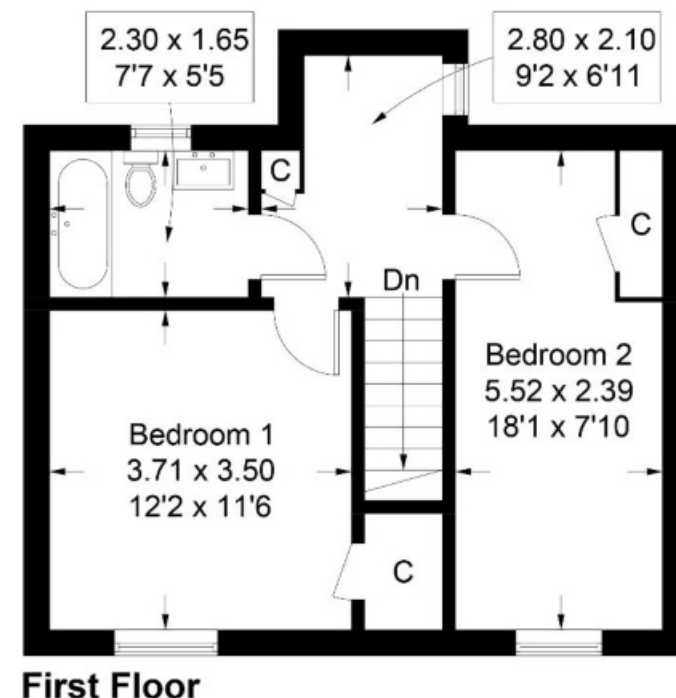
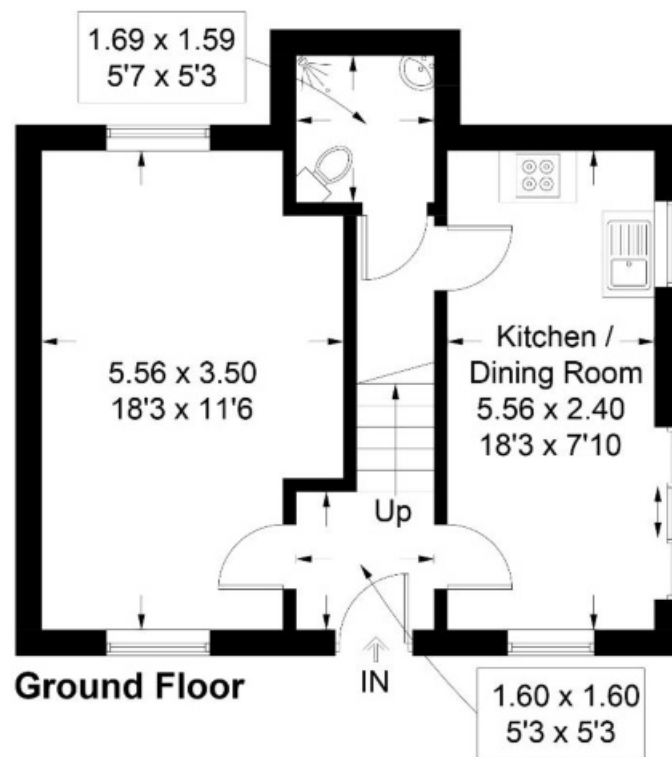


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180812)

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. 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

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

Band B.

Council Tax

Scottish Borders Council Tax Band D.

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.