

Peebles
Call 01721 723999

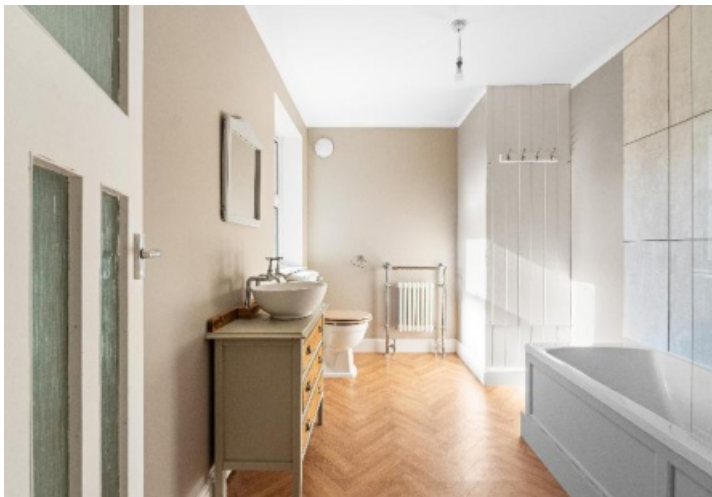
Offers Over £470,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Cowdenburn Cottages, West Linton, EH46 7BD



An extensively refurbished and sympathetically extended traditional stone cottage, set within approximately 1 acre in a tranquil yet highly accessible rural setting, just 15 miles from Edinburgh. This detached residence has undergone comprehensive modernisation, showcasing a refined, light-filled interior with contemporary finishes throughout. The grounds include a detached garage/workshop, stables, and command outstanding panoramic views across the surrounding countryside.

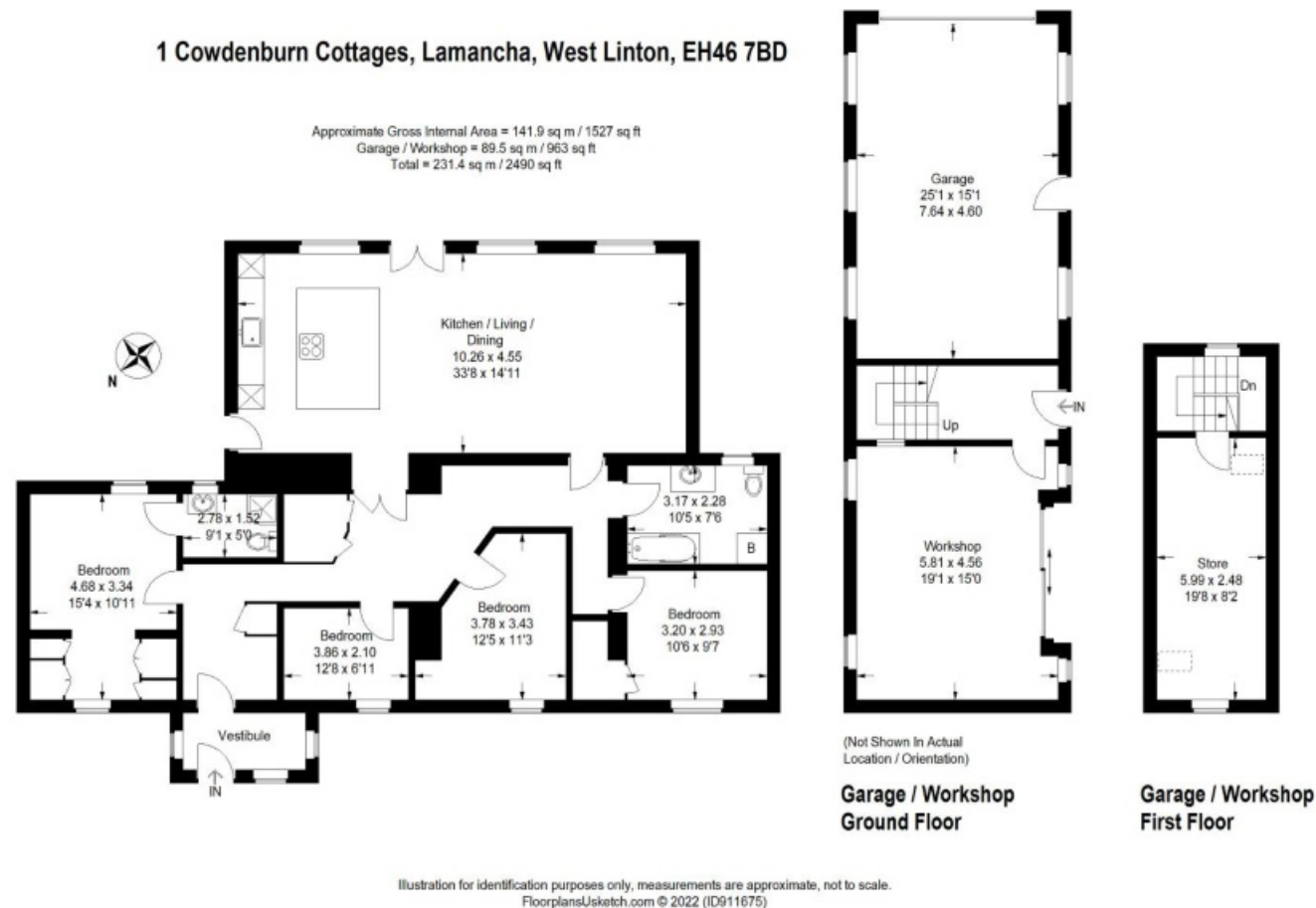
Accommodation

GROUND FLOOR

- * Internal footprint extending to 142m² or thereby
- * Vestibule
- * Hallway with utility cupboard
- * Large open plan kitchen / dining / living room with a south easterly facing wall of windows / patio doors offering direct access to the rear garden.
- * Dual aspect master bedroom with en-suite shower room
- * Three further bedrooms
- * Bathroom

ADDITIONAL INFORMATION

- * Oil fired central heating
- * Double glazing
- * Detached garage / workshop and stables with hayloft / store
- * Potential to convert outbuildings into a holiday let or annex (subject to consents)
- * Extensive garden grounds predominantly laid to lawn, with far reaching, uninterrupted countryside views



Situation

Situated just off the A701 in a rural location around 4 miles from the charming historic conservation village of West Linton nestling on the southern edge of the Pentland Hills around 17 miles south of Edinburgh city centre. Local amenities are excellent with a good variety of shops including a Co Operative store, 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 indeed Edinburgh itself. 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.

Services

Mains electricity, water and septic tank drainage

EPC

D

Council Tax

Scottish Borders Council. Council Tax Band E.

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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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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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.