

Peebles

Call 01721 723999

Fixed Price £425,000

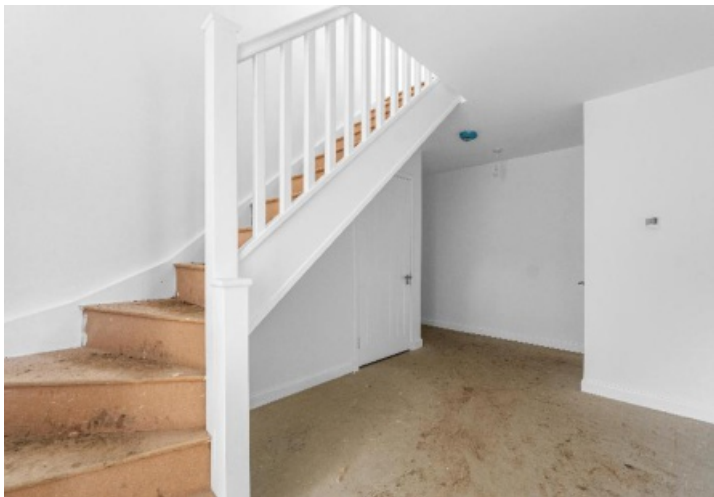


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**Beech Cottage (Barn 3) Kingswood,
Leadburn, West Linton, EH46 7BW**



Newly built Beech Cottage is a charming, modern, end terraced stone-built home nestled within an exclusive steading development. This picturesque site is of great historical interest linking to James VI and offers an outstanding backdrop of rolling hills and countryside. Development of the site is based on low cost, sustainable and ecologically friendly processes in harmony with its setting. Just 11 miles from Edinburgh City Bypass, it provides the perfect balance between rural tranquility and convenient commuter links.

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 147m², the versatile layout features lightfilled, well-proportioned rooms and a balcony designed to capture breathtaking panoramic views.

Additionally, Beech 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

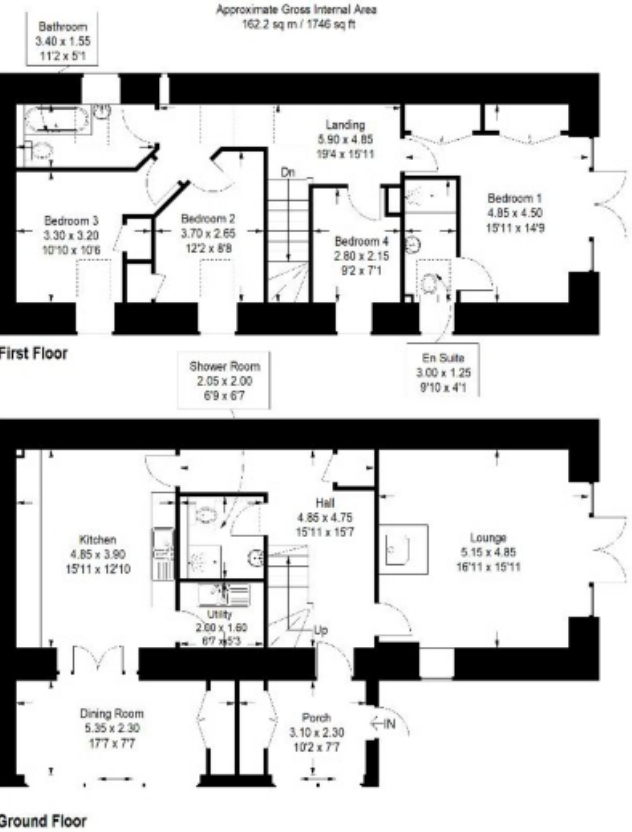
FIRST FLOOR

- * 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
- * Under Floor Heating to the Ground Floor
- * Double glazing

Beech Cottage, Barn 3, Kingswood, Leadburn, West Linton, EH46 7BW



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 Cooperative 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.

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

5 Northgate,
Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Full members of:



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