

Peebles

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Offers Over £449,000



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17 Lyne Park, West Linton, Peeblesshire, EH46 7HP



Detached villa enjoying a private, cul-de-sac setting with superb countryside views and overlooking Lyne Water to the rear. The property benefits from well-proportioned rooms, light-filled accommodation and a flexible layout together with a double integral garage and driveway providing ample parking for multiple vehicles.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living room with a gas fire and patio doors to the rear
- * Dining room
- * Breakfasting kitchen
- * Study
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and an en-suite shower room
- * Three further bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

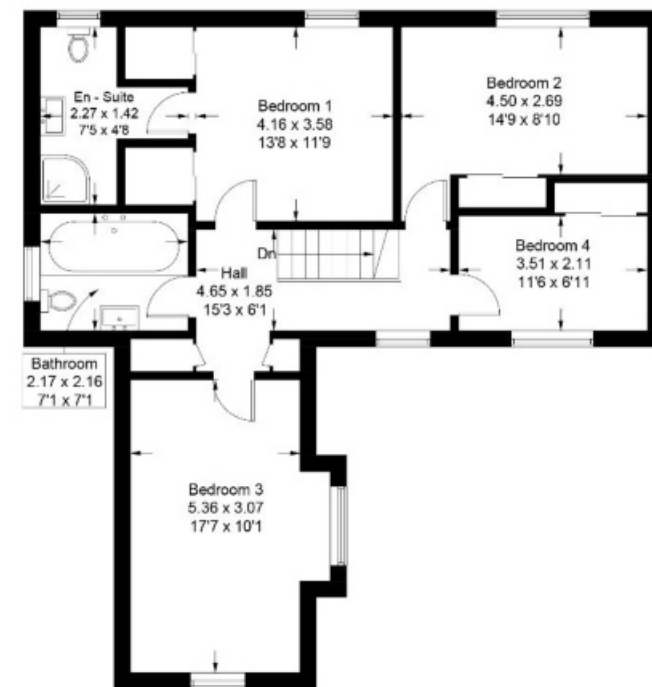
- * Oil fired central heating system
- * Double glazing
- * Wraparound garden, predominantly laid to lawn, with a side garden featuring natural grass and a rear garden finished with Astroturf
- * Timber summer house
- * Integral double garage with power and light
- * Driveway providing ample parking

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Approximate Gross Internal Area = 182.5 sq m / 1963 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219074)

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.

All fitted floor coverings, blinds, curtains, light fittings, integrated appliances and free standing white goods are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage.

EPC

Band F

Council Tax

Band G

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.

Fixtures and Fittings

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
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Fax: 01721 723888
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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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.