

Peebles

Call 01721 723999

Offers Over £165,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



49 Broomlee Crescent, West Linton, EH46 7EU



Situated in the picturesque and sought-after village of West Linton, this delightful two bedroom terraced house, built circa 1982, offers well-proportioned accommodation extending to approximately 79 square metres. Ideal for first-time buyers, downsizers, or investors, the property enjoys private garden grounds to both the front and rear, providing a wonderful space for outdoor living and entertaining. Located in a peaceful residential setting, this home benefits from easy access to local shops, cafes, and highly regarded schooling, as well as excellent transport links to Edinburgh and the surrounding areas.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living room
- * Kitchen

FIRST FLOOR

- * Upper landing
- * Two well proportioned double bedrooms with fitted wardrobes
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

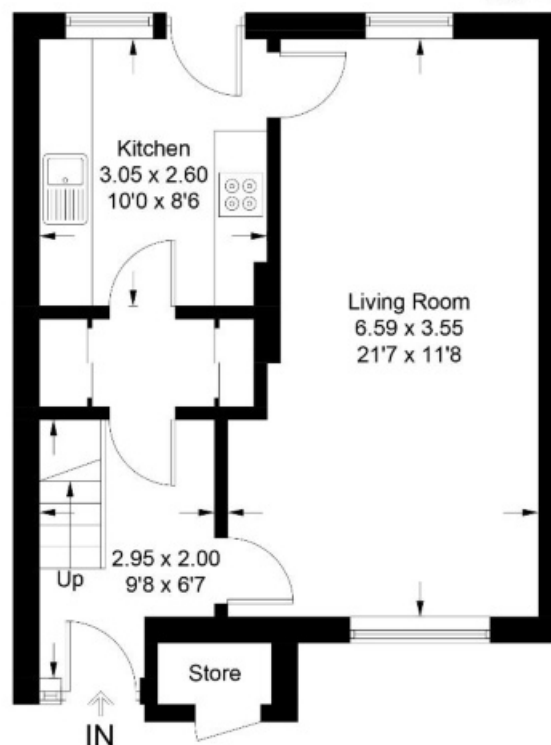
- * Double glazing
- * Electric wet central heating system
- * Hot water is supplied by means of an electric immersion heater fitted to the hot water cylinder
- * Private enclosed garden grounds to the front and rear
- * Attached store to the front of the property

49 Broomlee Crescent, West Linton, EH46 7EU

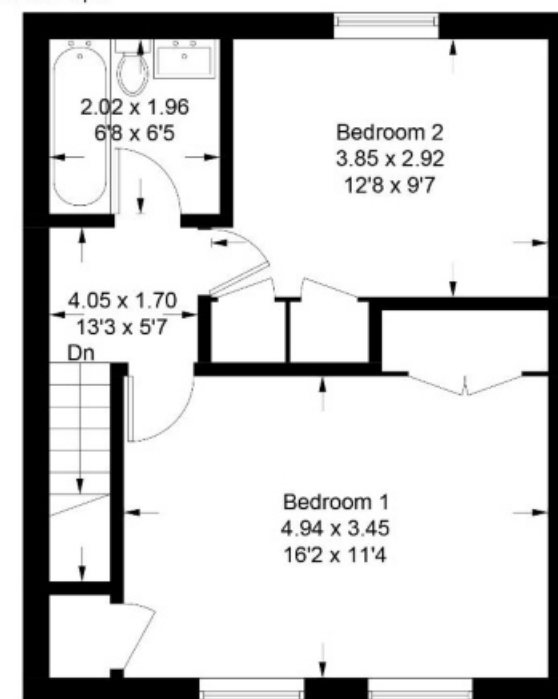
Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

External Store = 0.9 sq m / 10 sq ft

Total = 81.2 sq m / 874 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223215)

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 E

Council Tax

Band B

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.