

Peebles
Call 01721 723999

Guide Price £150,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Plot 6, Kingswood, Leadburn, West Linton, EH46 7BW

An exceptional steading plot presenting a unique opportunity to create a bespoke home in a setting rich with character and charm. With full planning permission already granted and services installed on-site, construction can commence without delay. The purchaser will enjoy the freedom to personalise the final design to suit their individual vision. Whether you prefer to oversee the build yourself or engage a contractor to manage the project, the flexibility is entirely yours.

ACCOMMODATION

GROUND FLOOR

- * Entrance hallway
- * Living room
- * Dining kitchen with range of integrated appliances
- * Utility room
- * Shower room

FIRST FLOOR

- * Upper landing
- * Three double bedrooms with fitted wardrobes, master with en-suite shower room
- * Bathroom

ADDITIONAL INFORMATION

- * Heating via air source heat pump
- * Under Floor Heating
- * Double glazing
- * Double garage and parking for two cars
- * Generous garden grounds with stunning views of the surrounding countryside
- * A construction contract can be arranged and project management may be available for Purchasers

DETAILS

- * Approximately 606 sqm
- * 0.15 Acres
- * Floor area approximately. 190 sqm
- * Planning Portal. 05/02215/FUL
- * Location: What3Words. yard.surveyors.surpasses

FIXTURES AND FITTINGS

To be arranged.

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.



Barn 6, Kingswood, Leadburn, West Linton, EH46 7BW



Barn 6 - First Floor



Barn 6 - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228317)

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.