Guide Price £150,000



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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.

ACCOMODATION

- * Entrance hallway

 * Living room

 * Dining kitchen with range of integrated appliances

 * Utility room
- * Shower room

FIRST FLOOR

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

ADDITIONAL INFORMATION

- * Under Floor Heating
- * Double garage and parking for two cars
- * Generous garden grounds with stunning views of the surrounding
- A construction contract can be arranged and project management may be

DETAILS

- * Approximately 606 sqm

- * Location: What3Words. yard.surveyors.surpasses

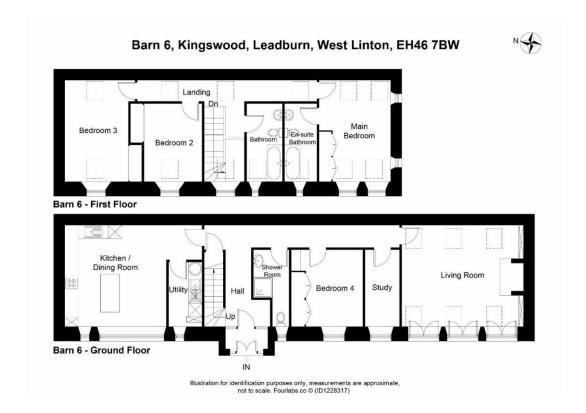
FIXTURES AND FITTINGS

COUNCIL TAX

To be confirmed.

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.





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