

**Peebles**

Call 01721 723999

**Offers Over £90,000**



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**Steven Cottage, Main Street, West Linton, EH45 7EE**



Development project; the existing historic cottage is just a shell and requires some repair, upgrading and modernisation in its entirety. Situated at the heart of the West Linton Conservation Area, the property has services to the cottage and detailed planning consent for extension / alteration was previously granted (now lapsed) to form a two storey, two bedroom cottage. The cottage benefits from a right of vehicular access allowing the buyer the opportunity to create off-street parking within the garden ground being disposed, if desired.

## Accommodation

Accommodation Details: Proposed accommodation following extension as per the approved (2005) consents is as follows:

### GROUND FLOOR

- \* Double height, open plan kitchen / dining room
- \* Two bedrooms
- \* Bathroom

### FIRST FLOOR

- \* Generous and bright living room with dormer windows and Velux

### THE PLAN

- \* Property shown coloured brown
- \* Garden ground shown coloured green
- \* Vehicular access (only) shown coloured grey

### CONSENTS

- \* Detailed Planning Permission and Building Warrant was obtained in 2005 and so has now expired, the purchaser will require to renew them at their own expense.

## Steven Cottage, Main Street, West Linton, EH45 7EE

Approximate Gross Internal Area (Excluding Void)  
94.6 sq m / 1018 sq ft



Ground Floor

First Floor

Proposed Floor Plan For Steven Cottage

— = Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 905042 )

### 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

SOLD AS SEEN

### Services

Mains electricity, water and drainage

### EPC

G

### Council Tax

A

### 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.

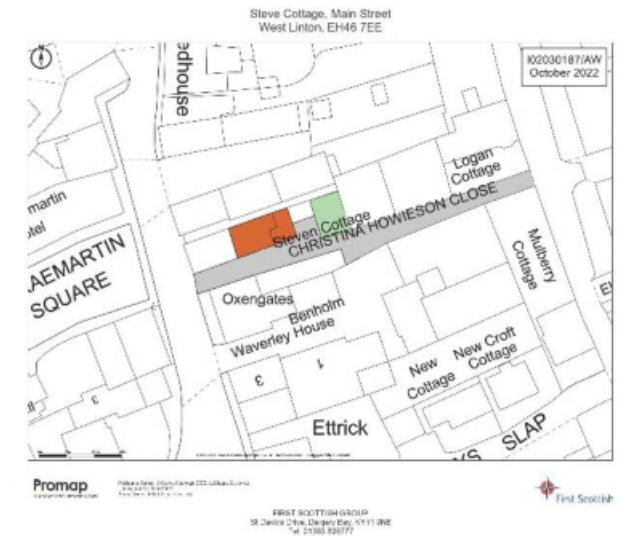
Interested in this property?

**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  
Tranent, Tel 01875 611211

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.