



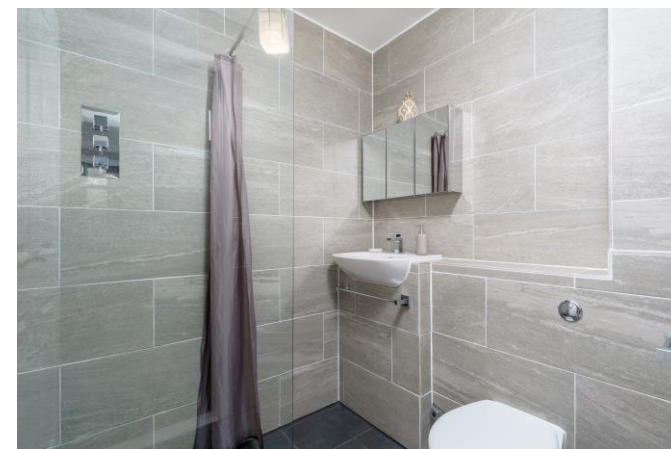
28 The Smithy, West Linton EH46 7EZ
Offers Over £395,000



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



An attractive four-bedroom modern detached house with a double attached garage occupying a pleasant and peaceful position within a highly desirable development located in the beautiful Borders village of West Linton.



DESCRIPTION:

Built-in the early 1990s, this fantastic property offers generously proportioned accommodation totalling an impressive 2,100 square feet over two floors and benefiting from private gardens to the front, side, and rear. Located just a short walk from the high street with an excellent array of amenities, Schooling, and access to parks, walks, and the fabulous Peeblesshire countryside on the doorstep, this property is sure to prove popular and early viewing comes highly recommended.

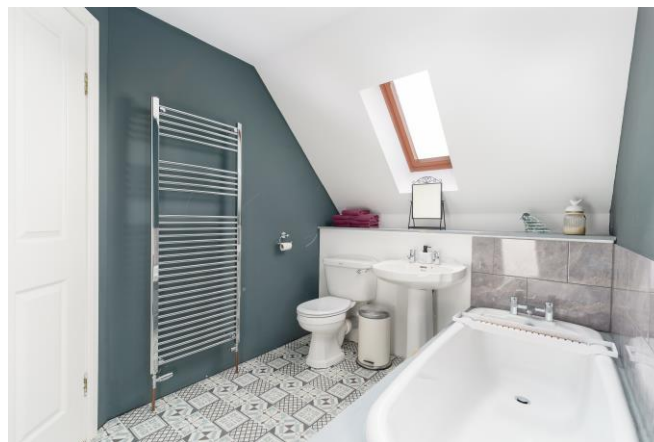
Presented with a stylish décor throughout, the internal accommodation comprises; entrance vestibule leading into a bright inner hallway with a staircase to the upper floor incorporating a generous storage cupboard below, and a newly upgraded fully tiled ground floor shower room comprising a walk walk-in shower, WC, and a wash hand basin. Enjoying a window with a leafy outlook over the front garden is the bright and relaxing sitting room which is of a generous size and features patio doors to the rear, and a fabulous, recessed multi-fuel burning stove giving the room a real warming focal point. The patio doors to the rear of the sitting room lead into an impressive conservatory, the perfect space for relaxing whilst enjoying an outlook over the rear garden. The spacious dining kitchen is fitted with an excellent range of wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit positioned below a rear-facing window. Integrated appliances include a double electric oven, electric hob with extractor above, and a dishwasher, whilst space is provided for an American-style fridge freezer. With a window to the front overlooking The Smithy, is a comfortable double bedroom currently used as a beauty therapy room, a versatile space which could equally be used as a home study, or a formal dining room if required. The ground floor accommodation is completed by a useful utility room with space and services for a washing machine, and an external door allowing access out to the rear garden. Up on the first floor, there is a light and airy hallway landing which gives access to all first-floor accommodation and a walk-in storage cupboard. The fabulous master bedroom features a fitted wardrobe, and a private ensuite shower room incorporating a WC, wash hand basin, an enclosed shower unit, and a Velux window allowing in the natural light. There are two further comfortable double bedrooms, one positioned to the front, whilst the other is set to the rear. Completing the accommodation of this wonderful property is the family bathroom which comprises a WC, wash hand basin, a panelled bath, and a rear-facing Velux window.

OUTSIDE:

Externally, there are generous private gardens to the front, side, and rear of the property. The open-style front garden is mainly laid to lawn with a small planted area and mature trees. A monobloc driveway provides off-street parking and leads to the double attached garage which has a pedestrian door to the rear allowing access from the garden and benefits from power and light. A paved pathway to the side of the property leads around to the private south-westerly facing rear garden. Fully laid to lawn bordered by mature hedging, the rear garden enjoys a raised timber decked patio providing the ideal space for alfresco dining and relaxing in the summer months. The rear garden is fully bound by timber fencing.

LOCATION:

Located in an area of outstanding natural beauty at the foot of the Pentland Hills, the property is situated in the historic village of West Linton, which is a charming conservation village and offers a good range of facilities to suit daily requirements including a post office, chemist, health centre and excellent nursery and a primary school. There is also a pub, restaurant, supermarket, and a delicatessen. More extensive facilities including secondary schooling are available in both Biggar and Peebles, both within easy reach. A wide choice of leisure pursuits is available in the vicinity including fishing on the nearby River Tweed, tennis courts, bowling green, horse riding and golf courses. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club and the West Linton Horticultural Society. The village is conveniently situated on the A702 approximately thirteen miles south of the Edinburgh City Bypass, providing easy access to the city. The A702 also gives access to the M74 and the south making it an ideal base for commuters.



SERVICES:

Mains water and drainage. Mains electricity. Oil-fired central heating. Timber framed double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £3,492.87 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (67) with potential C (79).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer.

Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

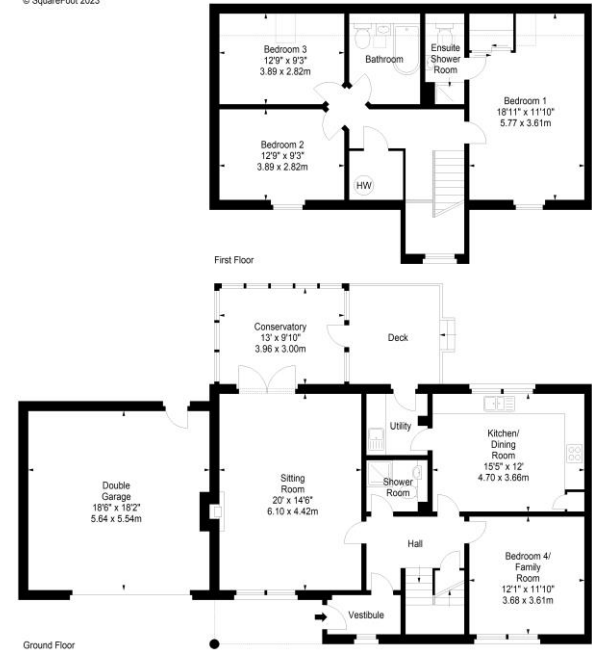
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer."

Particulars prepared October 2023.

The Smithy,
West Linton,
Scottish Borders, EH46 7EZ

SquareFoot

Approx. Gross Internal Area
2100 Sq Ft - 195.09 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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