



4 Deanfoot Drive, West Linton, EH46 7JF  
Offers Over £375,000



An absolutely charming three-bedroom detached bungalow, complete with a single attached garage nestled in a peaceful position within an attractive modern development in the picturesque Borders village of West Linton.



#### DESCRIPTION:

Constructed in 2000, this fantastic bungalow boasts accommodation totalling a generous 1,099 square feet with a comfortable layout across one level. Very well presented throughout, benefiting from both upgraded kitchen and en-suite shower room, the property is complemented by private, well-maintained gardens to the front, side, and rear. Located just a leisurely stroll from the Main Street offering an excellent range of amenities, easy access to scenic woodland walks, and Primary schooling nearby, this property is bound to attract attention, early viewing is highly recommended.

Presented with an inviting neutral décor throughout, the internal accommodation comprises; an entrance vestibule with cloaks cupboard, flows through to an inner hallway providing access to all areas of the home, along with two convenient fitted storage cupboards. The sitting room is a tranquil space bathed in an abundance of natural light via a window framing views of the leafy front garden, whilst a feature electric fireplace serves a real warming focal point. The breakfasting kitchen is thoughtfully designed with a range of stylish wall and base units, beautifully complemented by contrasting worktops and a coordinating splashback that features a stainless-steel sink. Integrated appliances include an electric oven, electric hob, and fridge freezer, offering both functionality and style. Adjacent to the kitchen is a well-appointed utility room, equipped with matching units, an additional sink, and integrated appliances including a dishwasher, washing machine, and microwave. The utility room also provides convenient access to the rear garden. A versatile room with a side-facing window, currently arranged as a dining room perfect for family gatherings, offers flexibility to serve as a fourth bedroom or a separate home office, depending on requirements. Overlooking the rear garden, the principal bedroom features a double fitted wardrobe and a private en-suite shower room, equipped with a WC, wash hand basin, and a spacious shower unit. Two additional bedrooms are located at the front of the property, a further double which features fitted wardrobes, and a comfortable single. The family bathroom completes the accommodation, offering a WC, wash hand basin with vanity storage, a panelled bath, and a rear-facing opaque window that allows in the natural light.

#### OUTSIDE:

Externally; there are private garden grounds to the front, side, and rear of the property. The front garden is open in style, featuring well-maintained lawns and a monobloc path and a driveway that provides convenient off-street parking while leading directly to the attached single garage. A gated pathway to the side leads round to the private rear garden. Enhanced by lush mature shrubbery and flower beds, the rear garden enjoys areas laid to lawn and boasts a decorative paved area surrounded by decorative chips, creating an inviting setting for alfresco dining. A pedestrian door situated at the rear of the garage provides convenient access, a timber shed offers outdoor storage solutions, while the garden is enclosed entirely 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 into 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. UPVC double-glazed windows. Telephone and broadband connections available.

### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances are to 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 F, with an annual charge of £2,992.91 payable for the year 2024/2025. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate, and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

### EPC RATING:

The Energy Efficiency Rating for this property is D (64) with potential B (84).

### 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:

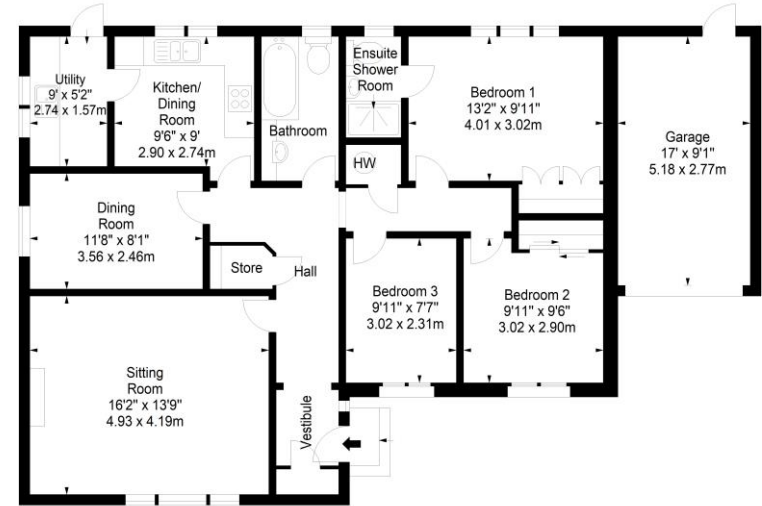
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared September 2024.

Deanfoot Drive,  
West Linton,  
Scottish Borders, EH46 7JF



Approx. Gross Internal Area  
1099 Sq Ft - 102.10 Sq M  
Garage  
Approx. Gross Internal Area  
155 Sq Ft - 14.40 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



**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.



10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbstateagents.co.uk  
www.jbstateagents.co.uk