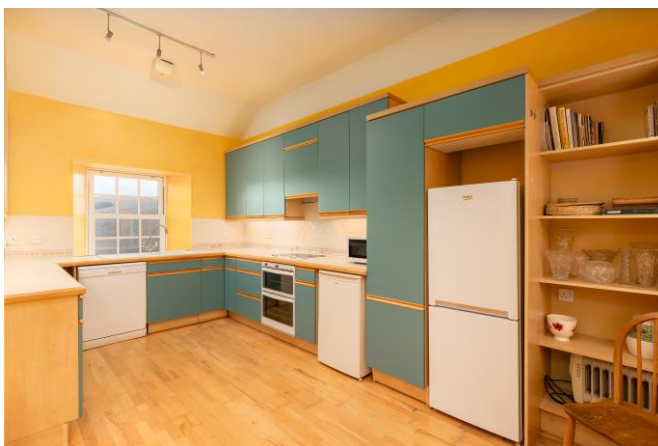




Callands Steading North, West Linton, Peeblesshire, EH46 7DE
Offers Over £360,000



An absolutely charming three-bedroom end-terrace steading conversion occupying an idyllic location amidst the stunning Scottish Borders countryside, just 4 miles south of the picturesque village of West Linton.



DESCRIPTION:

This charming traditional stone building, steeped in history dating back to the late 1800s, beautifully combines rural tranquillity with modern comfort. Thoughtfully converted in around the 1990's, this attractive country cottage style property now offers a distinctive yet highly practical layout, boasting 1,771 square feet of inviting accommodation spread across two levels effortlessly blending traditional charm with modern conveniences. Nestled in an idyllic setting with breathtaking panoramic views, Callands Steading North, offers the perfect balance of rural beauty and accessibility, ideally positioned between the nearby towns Peebles and West Linton, both offering excellent amenities. With its unique appeal to a broad range of buyers, early viewing is highly recommended.

Exuding a warm and homely ambiance throughout, the property is accessed via a side entrance leading into a charming split-level hallway featuring a staircase ascending to the upper levels, and convenient access to a ground-floor shower room. The well-proportioned sitting room enjoys dual-aspect views to the front and side and features a beamed ceiling and a charming multi-fuel burning stove, serving as a cosy, and inviting focal point. The dining room also boasts dual-aspect, including a striking floor-to-ceiling front-facing window that floods the space with natural light while framing picturesque views. This inviting room, centred around an open living flame fireplace, provides the perfect setting for family gatherings and entertaining friends. Adjacent to the dining room, the kitchen features a range of fitted units, incorporating a white ceramic sink positioned beneath a front-facing window that invites natural light. Integrated appliances include an electric oven and hob, while additional provisions accommodate a washing machine, dishwasher, a fridge freezer, and ample space for a table and chairs ensuring functionality. Accessible from the kitchen, the spacious conservatory offers delightful views of the private rear garden and is enhanced with underfloor heating, providing a comfortable and inviting space that can be enjoyed throughout the year. The property boasts three generously sized double bedrooms. Two are situated to the side and accessed via the split-level hallway, both featuring fitted wardrobes for added convenience. The third bedroom is located on the first floor, offering stunning views and a peaceful retreat. The upper hallway landing provides excellent storage options and leads to the well-appointed family bathroom.

OUTSIDE:

Externally; there are private garden grounds to the front and rear of the property. The open-front garden features a spacious lawn area, complemented by mature planting sections, creating an attractive and inviting approach. At the rear, the private, enclosed garden enjoys a sunny southwest-facing aspect, featuring a lush lawn bordered by flower beds and shrubbery. A paved patio area provides the perfect spot for alfresco dining during the warmer months, whilst a stone-built outhouse offers excellent external storage space. Additionally, off-street private parking is conveniently located to the side of the property.

LOCATION:

The property is situated in the tranquil hamlet of Callands, nestled in the scenic countryside of rural Peeblesshire. Just 2 miles south of Romanno Bridge, it offers convenient access to Newlands Primary School and the community centre. Additionally, it is only 4 miles from the historic conservation village of West Linton, renowned for its vibrant community, highly regarded primary school, and a diverse range of amenities. More extensive shopping and secondary schooling are available in the charming town of Peebles, approximately 10 miles to the east. The area boasts a wealth of recreational opportunities, including golf courses, fishing on the River Tweed, tennis courts, and horse riding. Outdoor enthusiasts will appreciate the world-renowned Glentworth Forest, located just 2 miles east of Peebles, which offers exceptional mountain biking trails, top-tier biking facilities, and holiday accommodation. There are also numerous social activities, such as the West Linton Tennis Club and Horticultural Society. Situated just off the B7059, around 18 miles south of Edinburgh City Bypass, the property offers easy access to Edinburgh, the M8, M9, M74, and Edinburgh International Airport, making it an ideal base for commuters.





SERVICES:

Mains water, private drainage. Mains electricity. Oil-fired central heating system. Mixture of timber sash and casement, and UPVC double glazed windows. Telephone and broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, window coverings, fitted light fittings, both integrated and free-standing 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 F. Amount payable for year 2024/2025 - £2,992.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

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 E (52) with potential B (82).

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.

OFFERS:

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.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

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 by 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 our office with their original documents. Please note, that 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 November 2024.

**Callands Steading North,
West Linton,
Scottish Borders, EH46 7DE**



Approx. Gross Internal Area
1771 Sq Ft - 164.53 Sq M
Store
Approx. Gross Internal Area
20 Sq Ft - 1.86 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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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