

Peebles

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Offers Over £87,500



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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.

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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.

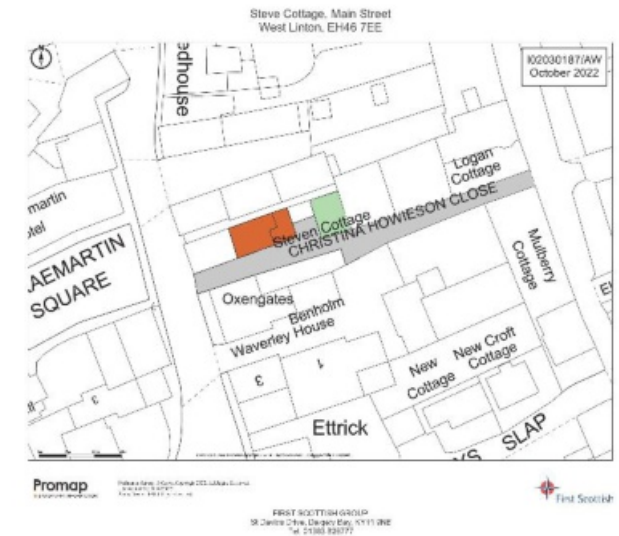
Interested in this property?

Peebles

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5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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