Leadburn Mains Farmhouse, Leadburn, West Linton, EH46 7BE

Fixed Price £515,000

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Leadburn Mains Farmhouse is a magnificent four-bedroom semi-detached family home, occupying an enviable position within the semi-rural Scottish Borders hamlet of Leadburn.

DESCRIPTION:
Dating back to the early 1800's, this attractive Farmhouse has been thoughtfully renovated, and sympathetically extended into the former stables, combining timeless character with modern comfort. Providing an impressive 2193 square feet, the accommodation is arranged over two levels, boasting beautifully proportioned living spaces perfectly designed for modern family life. Enjoying a semi-rural setting with open countryside views, while remaining conveniently close to the excellent amenities of Peebles and Penicuik, this home perfectly balances peaceful country living with modern convenience. Early viewing is highly recommended.

Beautifully presented throughout with stylish, tastefully finished interiors, the property showcases areas of exposed original stonework, adding character and charm. Approached via an attractive covered porch, the accommodation begins with a spacious and welcoming hallway that flows seamlessly into the kitchen. Combing style and functionality, the kitchen is fitted with an excellent range of contemporary base units centred around a striking island and is equipped with integrated appliances including two electric ovens, an induction hob, a dishwasher, a fridge, and a freezer. The kitchen is further enhanced by a built-in pantry cupboard, and a dual aspect, with a window to one side and French doors to the other opening directly onto the garden, offering a sense of seamless indoor-outdoor living. Semi-open to the kitchen, the magnificent living and dining area is a hugely impressive space, perfect are for entertaining friends and family. A vaulted ceiling enhances the atmosphere, while the dining area is perfectly positioned beneath four skylight windows. The living area is centred around a beautiful, recessed log-burning stove, creating a warm and inviting focal point which lends the space an authentic farmhouse charm. The room is further enhanced by a striking floor-to-ceiling window and French doors opening onto a private side patio, extending the living space outdoors. Returning to the original part of the home, there is a contemporary shower room, a practical utility room, and a charming reading nook that also lends itself perfectly as a study area. The property offers four comfortable bedrooms, two of which are located on the ground floor, including the principal with dual-aspect windows to the front and side, a decorative fireplace, fitted wardrobes, and a contemporary en-suite shower room with a large walk-in rainfall shower. The second bedroom also enjoys dual-aspect windows and a decorative fireplace and is equally suited as a second reception room if required. On the first floor, a study landing provides access to two additional double bedrooms, each with fitted storage, together with a modern shower room.

OUTSIDE:
Externally, the property benefits from private gardens to the front and both sides. The front garden is predominantly laid with decorative chips, complemented by mature shrubbery, and enclosed by original stone walling. To the right-hand side, a large, chipped driveway provides off-street parking for several vehicles and leads to the main entrance, alongside a paved patio area. To the opposite side, accessed directly from the kitchen, is an enclosed, low-maintenance garden featuring a section of artificial lawn and a timber summer house with a covered hot tub area. In addition, a covered outdoor kitchen and adjoining patio form a superbly sociable space, ideal for entertaining. With generous preparation areas, a fitted BBQ and paved patio giving ample room for seating and dining, it creates a natural hub for alfresco gatherings, seamlessly blending cooking, dining, and relaxation in one inviting setting.

LOCATION:
Leadburn Mains Farmhouse is located just three miles from Penicuik, which offers a wide range of restaurants, bars, and shops, along with a variety of local services. The town is also well served by education facilities, with five primary schools and two secondary schools. The village of West Linton is just eight miles West, whilst Straiton Retail Park is a short drive away, and has an M&S Food Hall, Ikea, Costco, Sainsbury's, Next, along with many other stores. Peebles, a mere ten miles south, is a picturesque Borders town offering a further array of independent amenities and schools. Glentress, the world-renowned mountain bike centre, can be easily accessed from Peebles. There is also a selection of private independent schools to choose from in and around Edinburgh, including George Watson's College, which operates a daily school bus service from Penicuik. Leadburn is ideally positioned for commuting, with excellent road links to the Edinburgh City Bypass, providing easy access north and south, as well as Edinburgh Airport and wider transport connections.

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.

SERVICES:
Private water and drainage. Mains electricity. Electric central heating system. UPVC double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:
All fitted floor coverings, blinds, fitted light fittings throughout, both integrated and free-standing 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 E. Amount payable for the financial year 2026/2027 - £2,126.56. 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 F (35) with potential D (56).

OFFERS:
All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as “under offer.” All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification. Particulars prepared July 2026.

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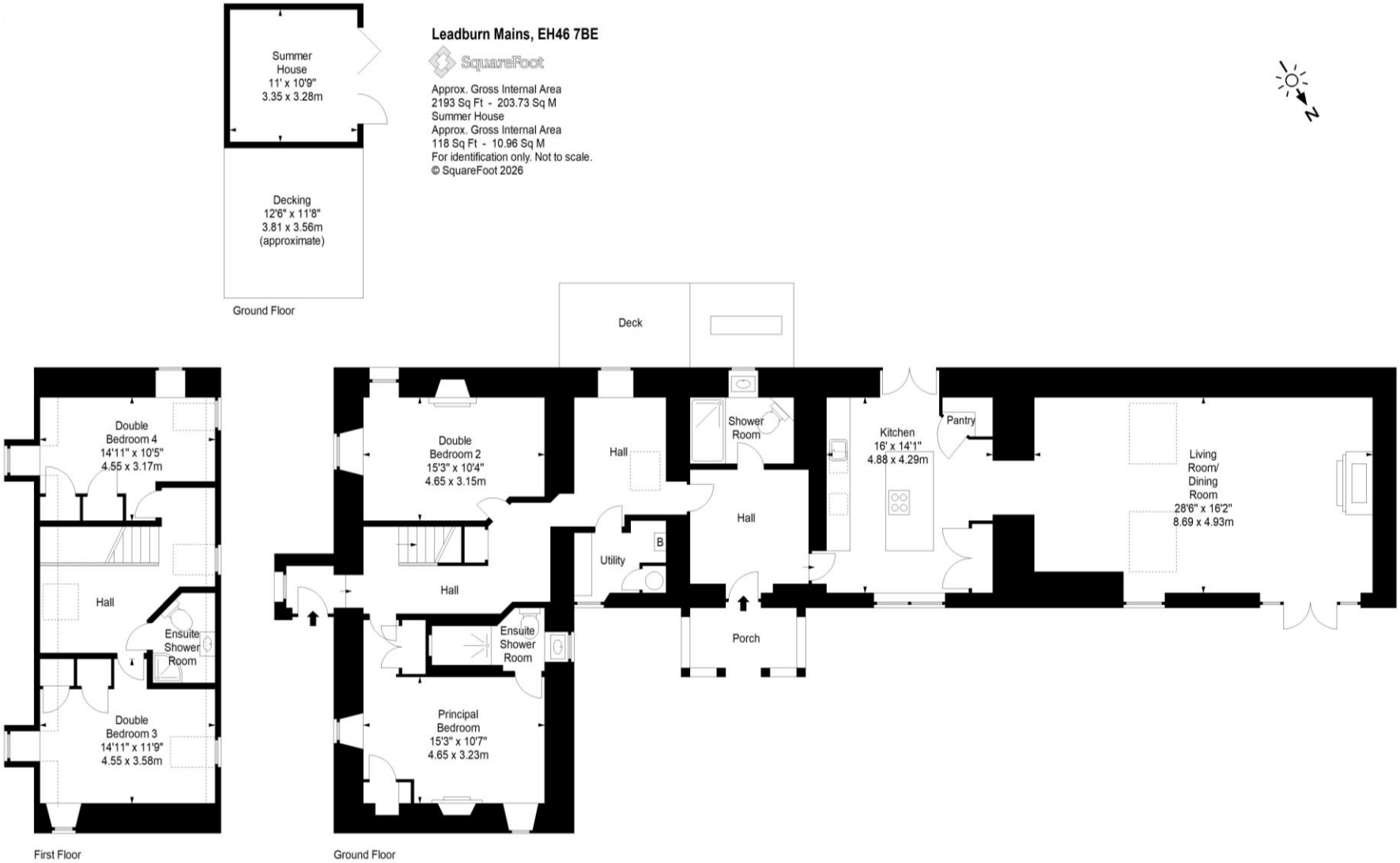

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty 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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