

Peebles
Call 01721 723999

Offers Over £360,000

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11 Fergusson View, West Linton, Peeblesshire, EH46 7DJ



Rarely available and situated within a highly desirable cul-de-sac setting in the heart of the picturesque conservation village of West Linton, this detached, well-proportioned bungalow enjoys delightful countryside views and offers a flexible and spacious layout ideally suited to a variety of buyers.

The property further benefits from beautifully maintained wraparound gardens extending to circa 0.4 of an acre, offering an excellent degree of privacy, off-street parking, a detached double garage, an energy-efficient air source heat pump and a charming solid fuel stove. The village Main Street and all local amenities are conveniently within walking distance

Accommodation

GROUND FLOOR

- * Welcoming hallway with excellent storage
- * Bright and generously proportioned living room with wood burning stove and patio doors providing direct access to the rear garden
- * Dining room / fourth bedroom offering flexible use
- * Well-appointed kitchen leading to the rear porch
- * Three well-proportioned double bedrooms with fitted wardrobes
- * Family bathroom
- * W/c

ADDITIONAL INFORMATION

- * Air source heat pump central heating system
- * Double Glazing
- * Attractive, well-stocked, mature wraparound garden incorporating a paved patio area
- * Garage
- * Off-Street Parking

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Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft

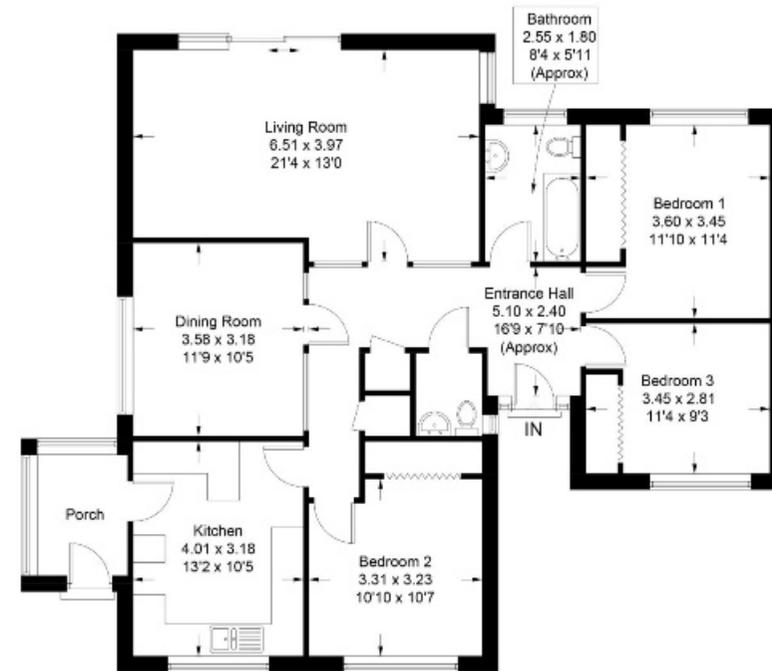


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID860239)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage.

EPC

D.

Local Authority

Band F.

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

Call 01721 723999

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

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.