

Peebles
Call 01721 723999

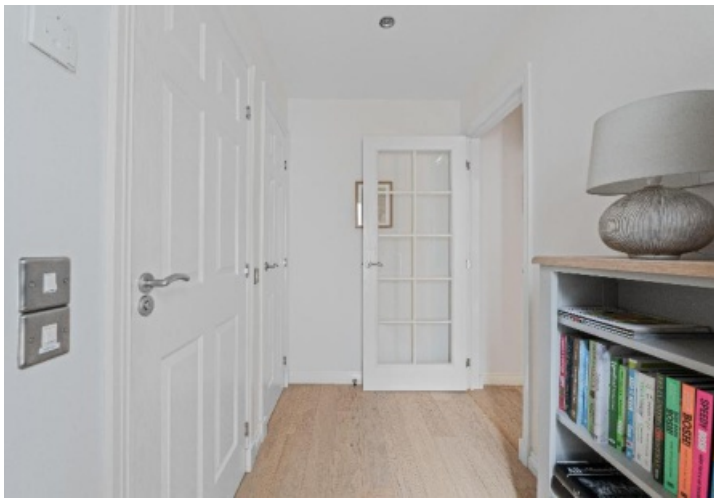
Offers Over £235,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



23 Alice Hamilton Court, West Linton, EH46 7JJ



Attractive modern terraced villa situated within a sought-after residential development, conveniently located just a short walk from the town centre and local amenities. Beautifully presented throughout, the property offers bright, stylish accommodation finished in contemporary neutral décor. Generously proportioned rooms provide comfortable living space, with the standout feature being the impressive dining kitchen, complete with integrated appliances and direct access via patio doors to the fully enclosed, south-east facing garden, ideal for outdoor entertaining and family enjoyment.

Accommodation

GROUND FLOOR:

- * Hallway
- * Living room
- * Dining kitchen with integrated appliances and patio doors to the rear
- * Cloakroom

FIRST FLOOR

- * Upper Landing
- * Two double bedrooms with fitted wardrobes
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Air source heat pump also providing hot water, supplemented by electric immersion
- * Underfloor heating to the ground floor
- * Double glazing
- * Fully enclosed rear garden enjoying a south easterly aspect
- * Ample residents parking
- * Open outlook to the rear with picturesque views of the surrounding hills
- * Constructed in 2017
- * Under 20 miles to Edinburgh City Bypass

23 Alice Hamilton Court, West Linton, EH46 7JJ

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 922235)

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

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

Band C.

Council Tax

Scottish Borders Council Tax Band E.

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:

