

Peebles

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Offers over £245,000

CULLEN KILSHAW
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BROADACRES, Mountain Cross, West Linton, EH46 7DF



Broadacres is a charming detached bungalow occupying a generous plot within the rural hamlet of Mountain Cross, ideally positioned between West Linton, Biggar and Peebles. Enjoying open countryside surroundings and excellent accessibility to nearby towns and commuter routes, the property offers comfortable single-storey living in a sought-after Borders setting. The living accommodation extends to approximately 96m² and is presented in excellent order throughout, providing bright and flexible living space suited to a variety of purchasers.

A particular feature of the property is the extensive garden ground which surrounds the house and provides excellent outdoor space together with attractive outlooks across the surrounding countryside. The grounds are complemented by a detached garage, summerhouse, timber shed and additional storage shed, with ample driveway parking available.

Offering an appealing balance of rural living and convenience, Broadacres presents an excellent opportunity to acquire a detached home with generous outdoor space in a desirable Borders location.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Dual aspect living room with open fire and patio doors to the garden
- * Spacious dining kitchen
- * Three double bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

- * Double glazing
- * Electric heating and open fire with back boiler providing supplementary hot water
- * Mature wraparound garden grounds extending to 0.4 of an acre or thereby, expertly landscaped and incorporating areas of lawn, two patios, both of which offer complete privacy and picturesque views
- * Detached garage
- * Summer house
- * Timber shed
- * UPVC storage shed
- * Large driveway providing ample parking for multiple vehicles

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Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft

Garage = 16.5 sq m / 178 sq ft

Total = 114.7 sq m / 1235 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329048)

Situation

Mountain Cross, a hamlet just 4½m from West Linton, 17m south of Edinburgh, on the A702 Edinburgh to Biggar road. Newlands Primary School in Romanno Bridge is part of the Tweeddale Learning Community & the property is within the highly regarded Peebles High School catchment area. West Linton has a wide range of local amenities including a Co-op, pharmacy, health centre & post office to cover daily requirements. There are a number of excellent independent shops & restaurants with more extensive shopping available in nearby Peebles, Penicuik, Biggar (all within less than 12m) or indeed Edinburgh itself. A wide choice of recreational facilities are on offer including two golf courses, a bowling green, tennis courts & other numerous country pursuits such as horse riding, fishing, cycling & hill walking.

Fixtures and Fittings

All fixtures and fittings, including integrated appliances, blinds and light

fitments are included in the price.

Services

Mains electricity, water and private drainage to septic tank

EPC

G

Council Tax

Scottish Borders Council. Council Tax Band G

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

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

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