



Beechknowe, School Brae, West Linton Peeblesshire, EH46 7DU  
Offers in the Region Of £365,000





An exceptionally delightful  
three-bedroom detached  
bungalow peacefully  
situated yet centrally located  
just a short stroll from the  
Main Street in the  
picturesque Borders village  
of West Linton.



#### DESCRIPTION:

Built in the 1970's, "Beechknowe" is a superb bungalow offers generous accommodation extending to approximately 1062 square feet, arranged comfortably across a single level. Well-presented and tastefully decorated throughout, and benefiting from an upgraded kitchen and shower room, the property is further enhanced by gated off-street parking and private, well-maintained gardens to the front and rear. Ideally located close to an excellent range of amenities, with scenic woodland walks and primary schooling nearby, this property is sure to attract strong interest, and early viewing is highly recommended.

Approached via the private front garden, the accommodation opens into a welcoming entrance vestibule, which flows through to a bright and spacious inner hallway providing access to all areas of the home, along with a convenient built-in storage cupboard. The sitting room is a tranquil and inviting space, bathed in natural light from a large window framing pleasant views over the leafy front garden. A feature electric fireplace provides a warm and attractive focal point, adding both character and a cosy ambience, making this a perfect room for relaxing and unwinding. Accessed from the sitting room and featuring dual rear-facing windows, is the superb, family-friendly open-plan dining kitchen. Fitted with an excellent range of stylish wall and base units with contrasting worktops and a glazed coloured splashback, the kitchen benefits from integrated appliances including an electric oven and hob, extractor hood, microwave, washing machine, and fridge freezer. The dining area offers ample space for a table and chairs, creating a bright and welcoming setting that is perfectly suited to both relaxed everyday dining and entertaining. The principal bedroom is peacefully positioned to the rear, enjoying views over the leafy private garden through a large window, and benefits from fitted wardrobes. There are two further bedrooms, including a second double bedroom to the front, which also features fitted wardrobes. The third bedroom, also located at the front, offers versatile accommodation and could equally serve as a home office or study. The family shower room completes the accommodation and is fitted with a WC, wash hand basin with vanity storage, and a large walk-in shower enclosure. A rear-facing opaque window allows natural light to filter through while maintaining privacy.

#### OUTSIDE:

Externally; there are private garden grounds to the front, side, and rear of the property. Enclosed by mature hedging and iron gates, the front garden features well-maintained lawns bordered by an array of plantings, whilst a driveway to the side provides convenient off-street parking, leading directly to the detached single garage which benefits from power and light. To the rear, the private garden features a section of lawn complemented by mature shrubs and established greenery. A raised paved patio enjoys a sunny aspect and provides an ideal space for both outdoor lounging and dining furniture, perfectly suited to alfresco dining during the warmer summer months. The rear garden is fully enclosed by mature hedging, offering a good degree of privacy and seclusion.

#### LOCATION:

Located in an area of outstanding natural beauty at the foot of the Pentland Hills, the property is situated in the historic village of West Linton, which is a charming conservation village and offers a good range of facilities to suit daily requirements including a post office, chemist, health centre and excellent nursery and a primary school. There is also a pub, restaurant, supermarket, and a delicatessen. More extensive facilities including secondary schooling are available in both Biggar and Peebles, both within easy reach. A wide choice of leisure pursuits is available in the vicinity including fishing on the nearby River Tweed, tennis courts, bowling green, horse riding and golf courses. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club, and the West Linton Horticultural Society. The village is conveniently situated on the A702 approximately thirteen miles south of the Edinburgh City Bypass, providing easy access into the city. The A702 also gives access to the M74 and the south making it an ideal base for commuters.





#### SERVICES:

Mains water and drainage. Mains electricity. Electric heating. Timber double-glazed windows. FTTC broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen 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 - £2,923.84. 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 E (50) with potential C (74).

#### 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.

#### OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to [mail@jbstateagents.co.uk](mailto:mail@jbstateagents.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.

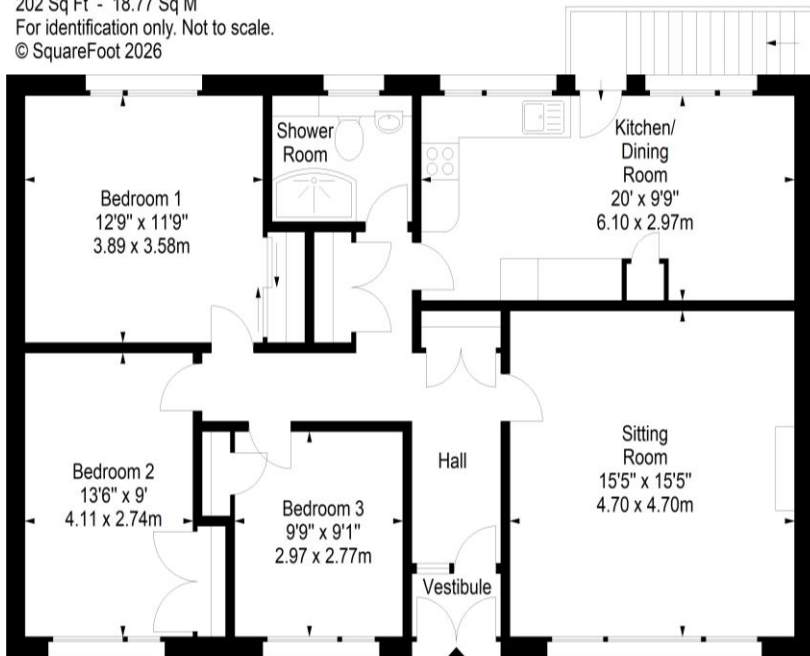
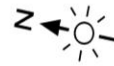
Particulars prepared March 2026.



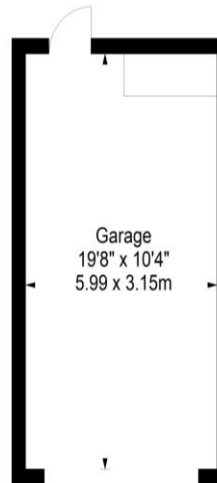
Beechknowe,  
School Brae,  
West Linton,  
Scottish Borders, EH46 7DU



Approx. Gross Internal Area  
1062 Sq Ft - 98.66 Sq M  
Garage  
Approx. Gross Internal Area  
202 Sq Ft - 18.77 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Ground Floor



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 50                      | 74        |
| Scotland                                    | EU Directive 2002/91/EC |           |

#### Environmental (CO<sub>2</sub>) Impact Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A                                                      |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 80                      | 88        |
| Scotland                                                        | EU Directive 2002/91/EC |           |

**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.



10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbstateagents.co.uk  
[www.jbmstateagents.co.uk](http://www.jbmstateagents.co.uk)