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Ashgrove, Chapel Brae,

West Linton, EH46 7EP



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FREEHOLD

Welcome to

Ashgrove, Chapel Brae

Ashgrove, Chapel Brae is a rarely available four-bedroom detached family home surrounded by well-maintained garden grounds with the main garden being south facing and presenting an open outlook from the sun terrace to the village green, tennis courts and bowling green. Located in the historic conservation village of West Linton in the Scottish Borders.

The location is superb with excellent local amenities and schools and is a convenient commuting distance to Edinburgh city centre & further afield. The property is presented to the market in good order throughout and the accommodation briefly comprises a vestibule, a welcoming entrance hallway, a bright and spacious lounge with feature fireplace, fitted kitchen with utility room off, conservatory and a formal study/dining room/bedroom 5 if required, depending on the buyer's requirements and a useful downstairs WC. A carpeted staircase leads to the gallery landing which gives access to the master bedroom which provides a tranquil retreat and comes complete with fitted storage and an ensuite shower room, three further good-sized bedrooms (one of which is currently used as a "Den") and a large family bathroom. The property further benefits from oil fired gas central heating, double glazing, private gardens at the side leading to the south facing main garden area at the rear. A monoblock driveway provides private off-street parking and there is an integral double garage. This charming, property will make a superb family home, and viewing is highly recommended to fully appreciate the size and standard of the property.







“The bright, elegant lounge provides a comfortable space for relaxing, and the well-proportioned modern dining kitchen fitted with an abundance of quality base and wall mounted units, complimented with ample worktop surfaces. Patio doors give direct access to the conservatory which provides another dedicated space for relaxing or family entertaining and overlooks the rear garden.”







General Features

- Vestibule
- Entrance hall
- Lounge
- Kitchen with utility room off
- Conservatory
- Dining room/bedroom 5
- Downstairs WC
- 4 Bedrooms
- 2 Bathrooms
- Oil fired Gas central heating
- Double glazing
- Private gardens to the front, side and rear
- Integral double garage
- EPC rating - D
- Council Tax Band – G
- Tenure - Freehold



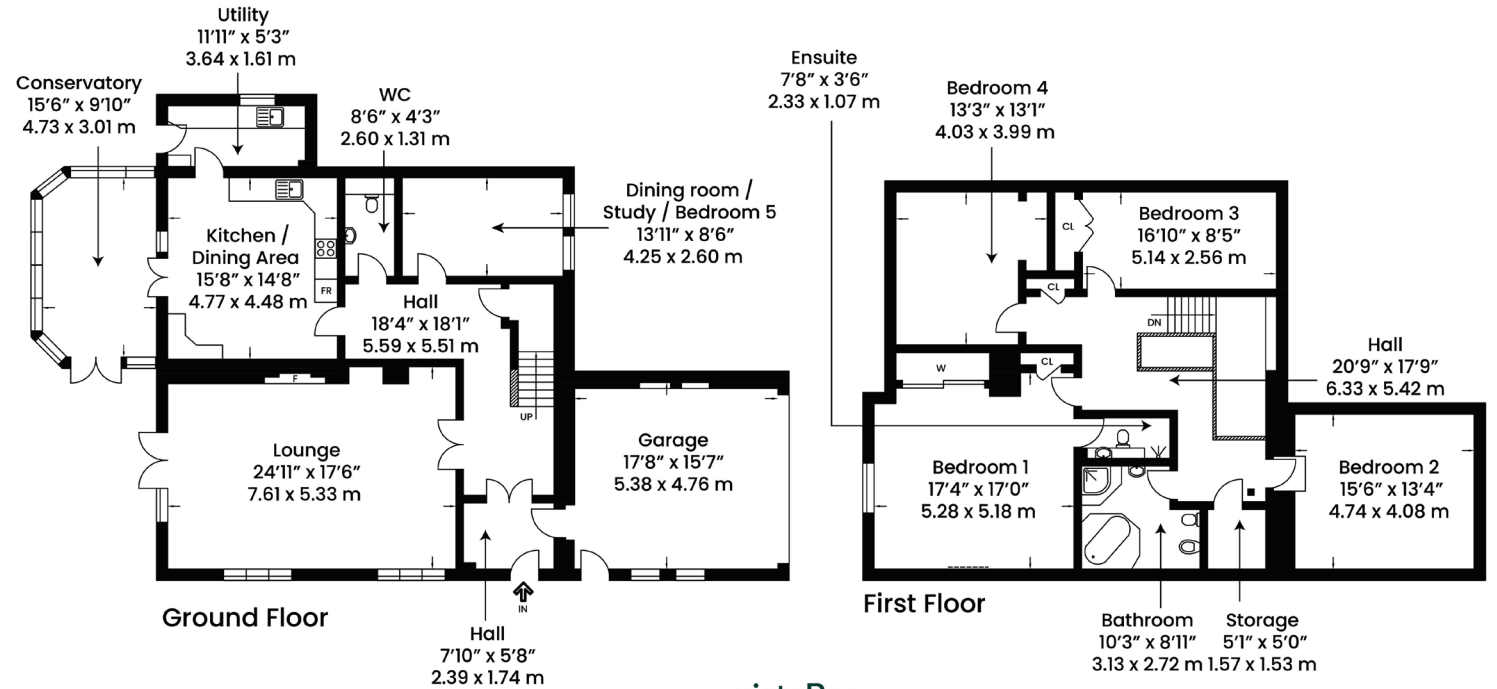
Extras

All fitted floor coverings and integrated kitchen appliances. It should be noted that no warranties or guarantees will be given for appliances.

Location

West Linton is a historic conservation village set in the Scottish Borders, approx. 18 miles south-west of Edinburgh. Commutable via the A702, which connects with the City Bypass, providing links to Edinburgh International Airport, the Forth Road Bridge/ Queensferry Crossing, and main motorway networks to the M74 and the south. Local facilities cater for everyday needs including a Co-op, restaurant and pub, whilst supermarkets and larger retail stores are accessible in nearby Peebles, Penicuik or off the City Bypass at Straiton Retail Park and The Gyle Shopping Centre. There are plenty of local outdoor activities including cycling, mountain biking, hill walking, horse riding, renowned golf courses, tennis, and bowling, and the cultural and recreational facilities of the city are also within easy reach. There is a nursery, primary school and health centre across from the property, and an easily accessed secondary school in Peebles.





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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