

Peebles

Call 01721 723999

Offers Over £260,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Kingside Bungalow, West Linton, EH46 7BG



Set within an impressive plot of approximately 1.4 acres, this three-bedroom detached bungalow enjoys a peaceful rural position with panoramic open views across the surrounding countryside.

The property extends to around 95 sq m and is of non-traditional Dorran construction. Accessed via a private track from the A703, it offers a true sense of space and privacy while remaining conveniently located just 6 miles from Penicuik, where a full range of amenities can be found.

Externally, the property benefits from a large driveway providing ample off-street parking, a single garage, and extensive grounds that offer excellent potential for extension or further development (subject to the necessary consents). The generous site size is a particularly rare feature for this property type and enhances the overall appeal of this countryside home.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with feature fire opening to:
- * Dining room
- * Newly installed modern kitchen
- * Three spacious well proportioned bedrooms, wardrobes are included
- * Family bathroom

ADDITIONAL INFORMATION

- * Double glazing
- * LPG heating boiler replaced 2023
- * Gated driveway providing ample parking
- * Single detached garage
- * Fully enclosed extensive garden grounds
- * Ride on Lawn Mower and garden trailer are included in the sale

Kingside Bungalow, West Linton, EH46 7BG

Approximate Gross Internal Area = 95.0 sq m / 1022 sq ft

Single Garage = 13.5 sq m / 145 sq ft

Total = 108.5 sq m / 1167 sq ft

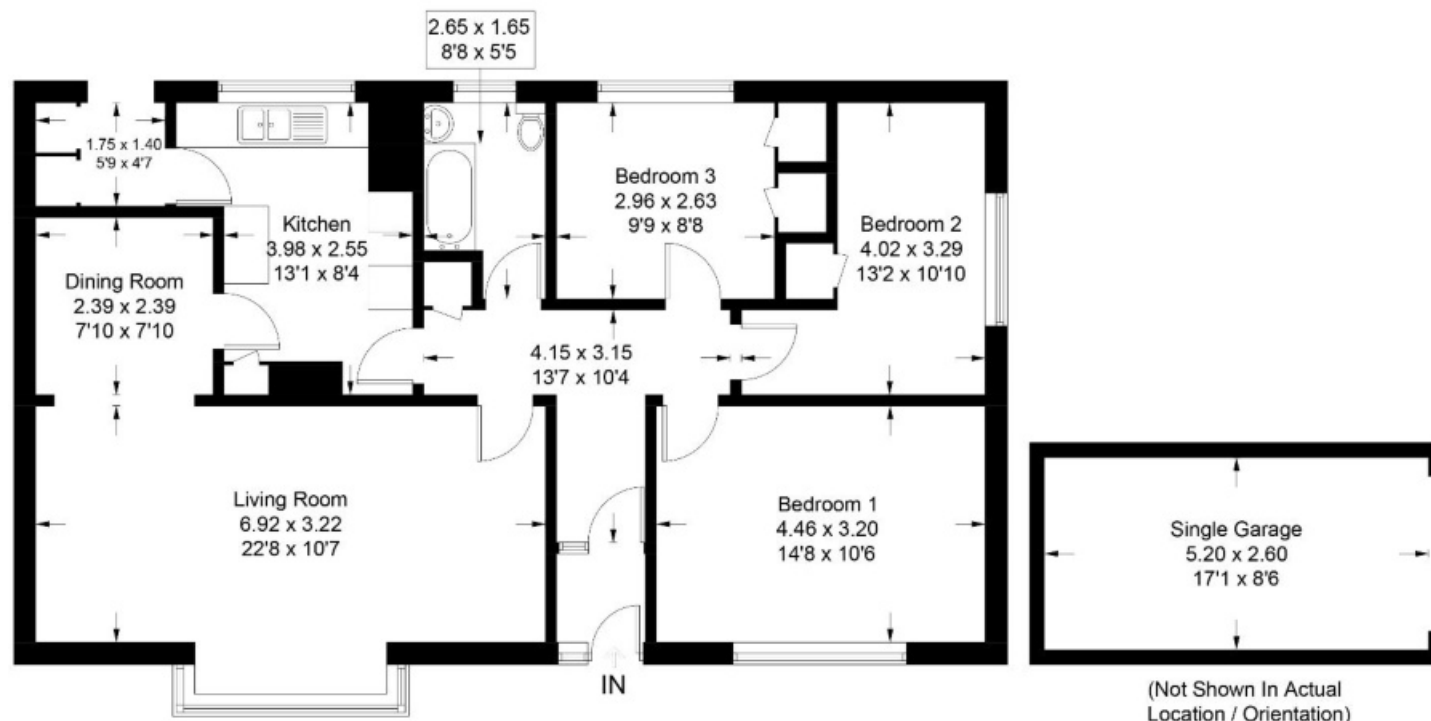


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267702)

Situation

Kingside Bungalow is situated near Leadburn, part of an idyllic rural hamlet. A short drive brings you into the charming historic conservation village of West Linton; nestled on the southern edge of the Pentland Hills. Local amenities in West Linton are excellent with a good variety of shops including a CoOperative store and pharmacy, as well as 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. More extensive shopping is available in nearby Peebles, Penicuik or indeed Edinburgh. Primary schooling is available at Newlands and secondary schooling at the highly ranking Peebles High school, to which daily school buses run. There are many other well regarded state and independent schools in and around Penicuik and Edinburgh on the public bus route. The property is well located for an abundance of recreational activities including golf, tennis, walking, cycling and horse riding.

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 electric, private water supply, septic tank

EPC

Band F

Council Tax

Band B

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:



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.