



Craigielea, Carlops Road, West Linton

Offers Over £399,000





Craigielea, Carlops Road

West Linton

£75K below HR Period home with original features, two reception rooms, 4 bedrooms, en suite, and attic. Mature cottage garden, garage. Requires updating, carpets & decoration. Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large 4 Bedroom Family Home
- Original Period Features
- Front And Back Gardens Plus Garage
- Plenty Of Character
- Great Location Sought After West Linton



Dining Room

11' 10" x 15' 5" (3.60m x 4.70m)

A generously proportioned, south-facing dining room overlooking the mature rear garden. The room features high ceilings with an original picture rail, creating a wonderful sense of space. An electric fire is currently in place but could be removed to reinstate an open fireplace with the original mantelpiece surround. Additional benefits include a door leading directly to the garden, wooden sash windows with secondary glazing, and a single radiator. Finished with beige carpeting, green painted walls, and a central ceiling light.

Lounge

16' 4" x 12' 10" (4.99m x 3.92m)

An elegant and light-filled lounge of generous proportions, showcasing fine period features including high ceilings, an original picture rail, and ornate decorative plasterwork with thistle detailing. The original fireplace, presently housing an electric fire, offers excellent potential to be reopened and restored to its former character. South-east facing and enjoying views over the garden, the room also benefits from a door providing direct access to the outside. Further features include original wooden sash windows with secondary glazing, a useful storage cupboard, one radiator, beige carpeting, a central pendant light, and two additional spotlights.





Kitchen

10' 8" x 12' 2" (3.24m x 3.70m)

A well-appointed kitchen fitted with beech-effect units and contrasting black worktops, complemented by wood-effect vinyl flooring. The kitchen features a breakfast bar and enjoys a pleasant outlook over the front garden through a PVC sash-style double-glazed window. Appliances include an electric hob with extractor, electric oven, slimline dishwasher, washing machine, tumble dryer, and a countertop fridge and freezer, all of which are to be gifted with the sale. Further benefits include a cream sink with mixer tap, four recessed spotlights, an additional pendant light, and a single radiator.

Cloakroom Wc

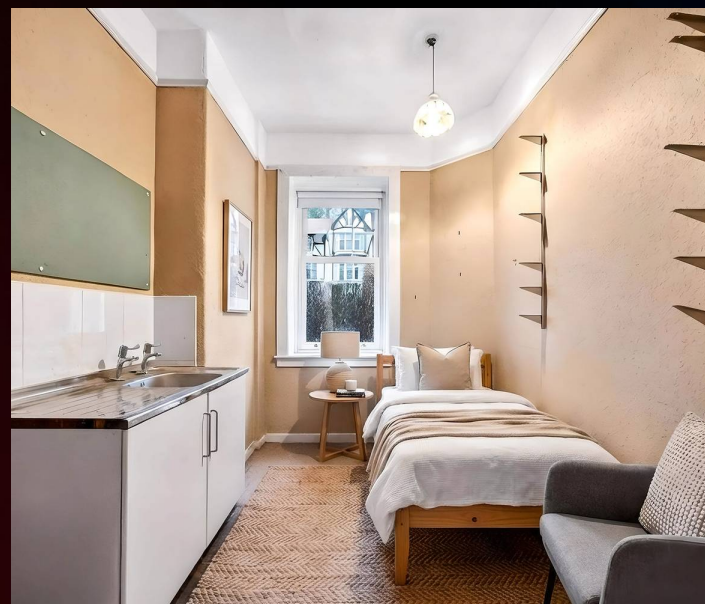
7' 1" x 3' 9" (2.16m x 1.15m)

A convenient downstairs WC fitted with a white toilet and wash hand basin with mixer tap. The space is finished with pink painted walls and wood-effect vinyl flooring, and benefits from a chrome towel rail, wall-mounted mirror, and glass shelf. Additional features include an extractor fan and three spotlights.

Bedroom Four

11' 3" x 7' 10" (3.42m x 2.40m)

A useful and versatile downstairs room located just off the front door, previously used as a workshop and offering flexible potential as a bedroom, home office, or hobby room. The room features high ceilings with a picture rail and enjoys views over the front garden through a PVC sash-style double-glazed window. Additional benefits include a white base unit housing a sink, one radiator, and a central pendant light. Picture shows A.I enhancement.





Hallway

17' 1" x 11' 2" (5.20m x 3.40m)

A striking and grand staircase forming a standout feature of the home, with white contemporary wooden balustrades complemented by an oak handrail. This exceptionally open and light-filled space is enhanced by a large twelve-panel glass feature skylight, flooding the area with natural light and creating a wonderful sense of volume. The upper landing provides access to three bedrooms, two useful storage cupboards, the floored attic, and the electric fuse box. Finished with beige walls and carpeting, the area also benefits from three pendant light fittings, contributing to the home's spacious and airy feel.

Bedroom One

13' 5" x 12' 2" (4.10m x 3.70m)

A well-proportioned, south-east facing double bedroom offering excellent natural light. The room features a PVC double-glazed dormer window, enhancing both light and space. Additional benefits include a useful eaves cupboard providing extra storage, one radiator, and a central pendant light. Finished with green painted walls, this is a comfortable and inviting bedroom.

Bedroom Two With En-Suite

13' 1" x 10' 10" (4.00m x 3.30m)

A bright north-west facing bedroom overlooking the front garden and featuring a PVC double-glazed dormer window. The room benefits from two pendant light fittings, a radiator, and useful eaves storage. The en suite is attractively finished with grey slate-effect tiled walls and comprises a glass shower cubicle with mains-fed mixer shower, white hand basin with mixer tap, WC, and a white heated towel rail. Additional features include a wall-mounted mirror, three recessed spotlights, and an extractor fan.

Bedroom Three

11' 10" x 10' 6" (3.60m x 3.20m)

A generously sized room currently used as a home office, offering flexible use as a bedroom or study. The room features a PVC sash dormer window overlooking the south-east facing rear garden, allowing plenty of natural light. Additional benefits include one radiator





Bedroom Three

11' 10" x 10' 6" (3.60m x 3.20m)

A generously sized room currently used as a home office, offering flexible use as a bedroom or study. The room features a PVC sash dormer window overlooking the south-east facing rear garden, allowing plenty of natural light. Additional benefits include one radiator and a central pendant light.

Family Bathroom

8' 10" x 8' 1" (2.70m x 2.46m)

A well-proportioned family bathroom featuring a dormer window overlooking the front garden. The bathroom suite includes a full-sized bath, wash hand basin, and WC, all complemented by stone-coloured wall tiles. There is also a glass shower cubicle with an electric shower and slate-effect tiled walls. The room is finished with recessed spotlights, a heated towel rail, and a small wall-mounted heater.

Attic

Accessed via a large hatch with a folding wooden ladder, the attic is fully floored and offers a generous standing-height space. This versatile area provides excellent storage potential or could be converted into a hobby room. Ideal for a range of uses, it would make an excellent space for a model train set or similar projects. The loft is also fitted with a light for convenience.





FRONT GARDEN

A neatly maintained front garden laid to lawn with shrubs and a path leading to the main street. The area is enclosed by a wooden fence and features a decorative trellis arch. The oil-fired boiler is housed externally, located outside the kitchen window for easy access.

REAR GARDEN

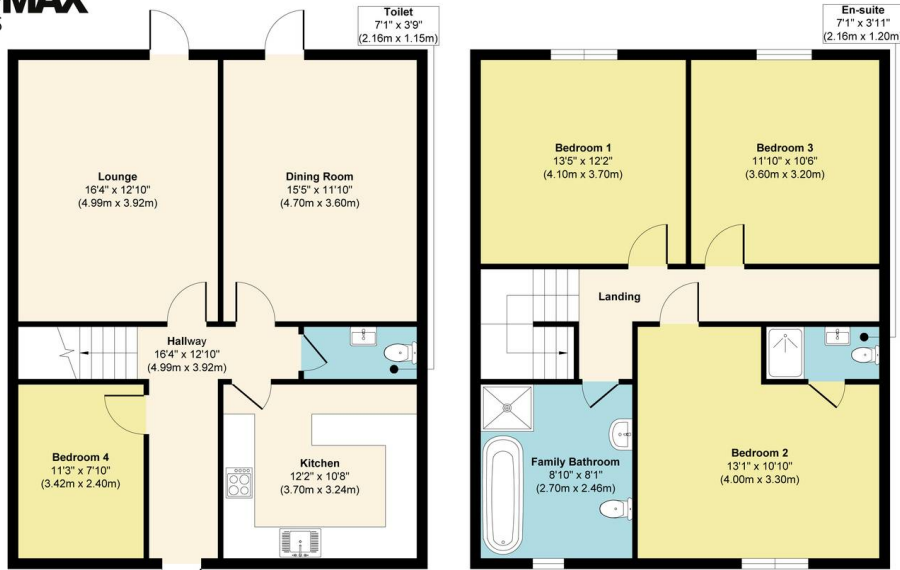
A charming, mature rear garden with a cottage-style atmosphere, laid out on a gentle split level. The space is well established with mixed shrubs, paved seating areas, and a delightful, informal layout. A garden shed provides practical storage, while a dedicated plot offers the opportunity to grow vegetables or herbs. The oil heating tank is discreetly housed within the garden, and the boundary is defined by mature hedging, creating a private and sheltered feel.

GARAGE

Single Garage

A single garage located across the street, providing parking space for one vehicle with additional space for a second car outside. The garage features a wooden concertina door and a pitched slate roof, offering a practical and well-proportioned parking solution.

Craigielea, Carlops Road, West Linton, EH46 7DZ



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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