

Peebles
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Offers Over £190,000

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Plot, Carlops Road, West Linton, EH46 7DS

Plot of Land, Carlops Road, West Linton, EH46 7DS



PLOT

An exceptional opportunity to acquire a prime plot of approximately 0.39 acres, beautifully positioned within the picturesque village of West Linton.

This site presents a rare chance to create a bespoke dream home in an elevated setting, thoughtfully positioned to take full advantage of the breath-taking panoramic views over the surrounding countryside. Nestled within a highly desirable location, the plot offers both privacy and tranquillity, while still being within easy reach of local amenities and excellent transport links to Edinburgh and beyond. Opportunities of this calibre, in such a sought-after Borders location, are seldom available—making this a truly compelling prospect for potential buyers.

SITUATION

The charming historic conservation village of West Linton can be found nestling on the southern edge of the Pentland Hills around 17 miles south of Edinburgh city centre on the A702 Edinburgh to Biggar road. Local amenities are excellent with a good variety of shops including a Co-operative store, delicatessen, pharmacy and post office to cover daily requirements. The village also benefits from 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. For secondary education the highly regarded Peebles High School is within the catchment area and for which there is a school bus service. More extensive shopping is available in nearby Peebles, Penicuik or Edinburgh. A wide choice of recreational facilities are on offer and include two golf courses, a bowling green, tennis courts and other numerous country pursuits such as horse riding, cycling and hill walking.

PLANNING

Full detailed planning permission was previously granted under reference **14/00326/FUL** for the construction of a substantial **detached residential dwelling**. The approved plans included provision for **3 to 4 public rooms, 4 to 5 bedrooms, and an integral garage**, offering generous and flexible family accommodation. Please note that while permission was fully granted, it is now **lapsed** and no longer valid.

SERVICES

Mains electricity and water located nearby.

VIEWINGS

By appointment through selling agent.

OFFERS

Offers should be submitted in the 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.