Peebles
Call 01721 723999

Offers Over £269,000

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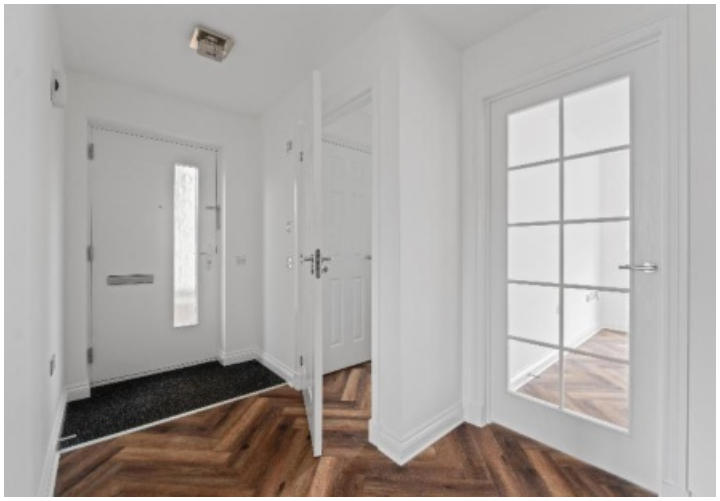
5 Alice Hamilton Way, West Linton, EH46 7JN













Attractive modern terraced villa forming part of a popular residential development, conveniently situated within easy walking distance of West Linton's excellent local amenities and the village centre. Beautifully presented throughout, the property offers bright, stylish accommodation finished in contemporary neutral décor. Well-proportioned rooms provide comfortable living space ideally suited to modern family life, with the impressive dining kitchen being a particular highlight. Fitted with a range of integrated appliances, it offers generous space for dining and entertaining, while patio doors provide direct access to the fully enclosed rear garden. Combining modern comfort with a highly convenient location, this is an appealing home well suited to a wide range of purchasers.

Accommodation

GROUND FLOOR
* Hallway
* Bright and spacious living room
* Dining kitchen fitted with a range of modern units, integrated appliances and patio doors to the rear garden
* Cloakroom

FIRST FLOOR
* Upper landing
* Master bedroom with Juliet balcony, fitted wardrobes and en-suite shower room
* Two further bedrooms with fitted wardrobes

ADDITIONAL INFORMATION
* Air source heat pump
* Underfloor heating to the ground floor
* Double glazing
* Private enclosed garden ground to the rear
* Timber shed
* On-street parking
* Constructed in 2019
* Under 20 miles to Edinburgh City Bypass

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Approximate Gross Internal Area
104.0 sq m / 1119 sq ft

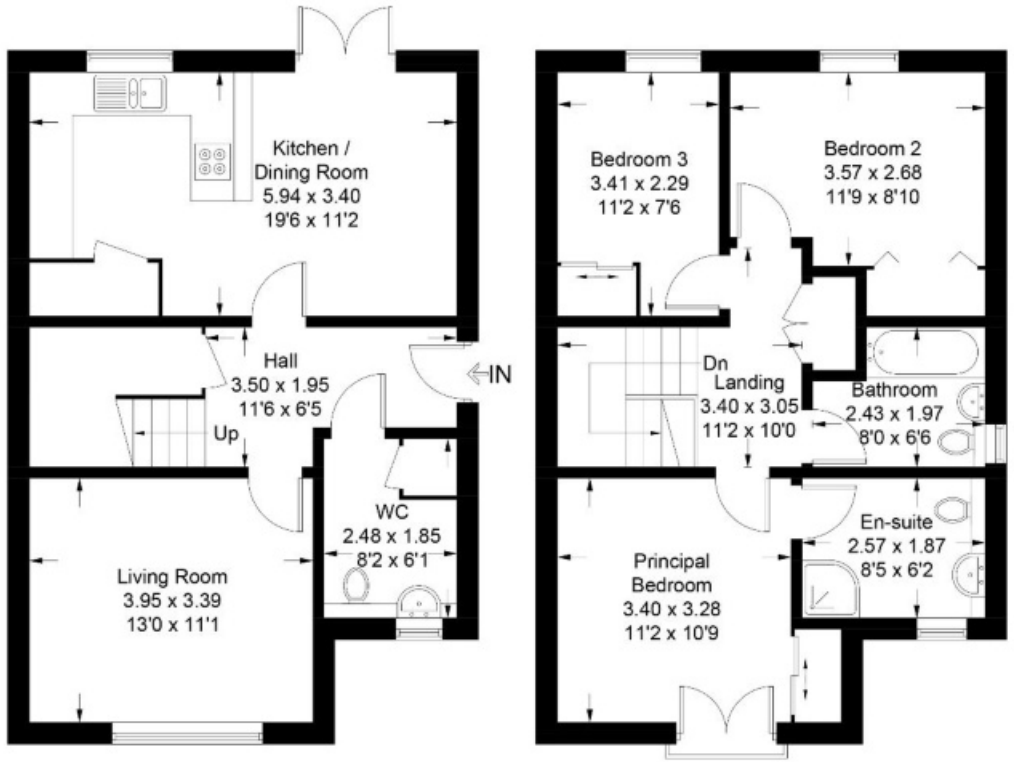

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348635)

Situation
West Linton is a charming conservation village on the southern edge of the Pentland Hills, around 17 miles south of Edinburgh on the A702. The village offers excellent local amenities, including a Co-op, delicatessen, pharmacy, post office, health centre, independent shops and restaurants. Education is well served by a combined primary school and Early Learning and Childcare Centre, with catchment access and bus service to the highly regarded Peebles High School. More extensive shopping can be found in nearby Peebles, Penicuik and Edinburgh. A wide range of leisure facilities are available, including golf courses, tennis courts, a bowling green, and opportunities for horse riding, cycling and hill walking.

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 water, drainage and electricity.

EPC
Band C

Council Tax
Band F

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.

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Interested in this property?

Peebles
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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.