Morton Fraser are delighted to offer onto the market this substantial and impressive detached family villa which nestles comfortably within a quiet cul-de-sac. The property, which has been tastefully decorated and in immaculate order throughout, and offers spacious and flexible living on one level and is sure to hold great appeal to a growing family.

The property is accessed into a spacious hallway and the accommodation, which can offer a variety of configurations comprises: impressive living room with feature fireplace and wood burning stove. This room has views over the rear south facing garden. Double doors lead to the day room with patio doors to the garden; stylish kitchen, which has been fitted with a range of attractive and modern units. Off the kitchen is a useful utility room which also provides access to the double integral garage and to the garden at the side of the property; dining room, which is of ample space to accommodate a family dining table and chairs and which leads to the family room which could easily be utilised as an additional bedroom if required. The generously proportioned master bedroom has been fitted with double wardrobes and has an ensuite shower room. There are three further bedrooms, one of which is currently used as a study. The family bathroom has been fitted with an attractive three piece white suite. The bath area has been tiled and incorporates a mixer shower. The property further benefits from double glazing and oil central heating.

LOCATION
West Linton is a charming village some 12 miles from the Edinburgh city bypass, set in the rolling Borders countryside. The village itself has a local post office, grocers, newsagents and chemist together with a selection of bars/restaurants. There is a village Primary School and nearby Peebles High School for secondary education. The City by-pass is only 15 minutes away, which provides access to the main motorway networks, as well as to the Borders with its attractive countryside and historic towns.

EXTERIOR
The property sits within extensive and mature garden grounds to front, side and rear. To the front of the house is a spacious driveway which can easily accommodate 2/3 cars and has a turning area for ease of access in and out. There is a large patio area to the side of the property which runs the length of the house. The south facing rear garden is exceptionally spacious and has been laid primarily to lawn with well stocked shrub and flower beds. The property has solar panels. There is a double garden to the side of the property.
1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients’ intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.