

ALLINGHAM & CO

traditional values | modern practice

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HORSESHOE COTTAGE, MAIN STREET, WEST LINTON, EH46 7EA
3 BEDROOM | 2 BATH | EPC F

espc

West Linton Conservation Village

The historic West Linton Conservation Village is located approximately 12 miles south from Fairmilehead junction in Edinburgh or 18 miles from the City Centre. This historic village lies on the north western edge of the Scottish Borders and supports a thriving local community with excellent amenities and facilities including local shops, post office, essential services including doctors, a visiting dentist as well as a local pub, excellent golf club and well regarded restaurant. The village supports a good local primary school with secondary schools in Peebles and Penicuik. In addition, there is a village nursery and other childcare facilities including a local playgroup. There are a diverse range of recreational activities available and clubs within the village, as well as some beautiful walks in the surrounding countryside.

Accommodation

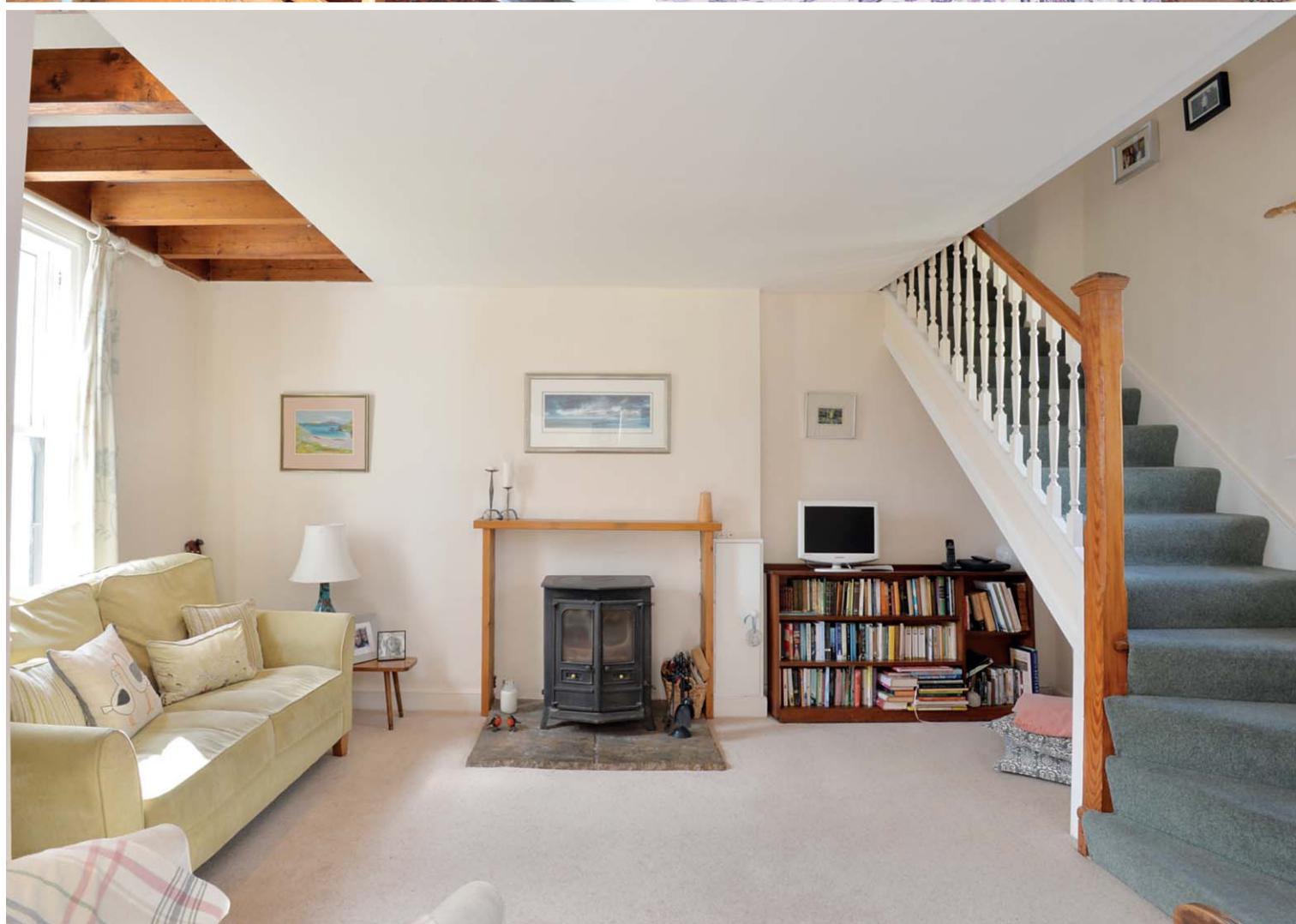
- Porch
- Entrance vestibule
- Lounge with wood burning stove
- Dining room
- Fully fitted kitchen
- Utility room
- Master Bedroom with en suite shower room
- 2 further Bedrooms
- Family bathroom
- Attic/Playroom
- Oil fired central heating

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Description

Horseshoe Cottage lies in the centre of this historic Borders Village. This is an extremely popular village lying as it does, just 20 minutes drive south of the City. The cottage forms part of a converted terraced whitewashed building lying between Main Street and Croft Road. This is a peaceful location set away from the main thoroughfares and accessed by a stone chipped lane. The cottage is entered from the lane and has a lovely garden to the front.

The property maintains much of its period charm with its original entrance porch immediately forming an excellent impression of the property.

Horseshoe Cottage provides a surprisingly spacious family home with the accommodation set over two levels. The porch leads to a small entrance vestibule and then on to the main accommodation. On the ground level, there is a lounge, the principal feature of which is the wood burning stove and window looking on to the private garden. There is a family dining area, again set by the window overlooking the garden which is open plan to the fitted kitchen equipped with a range of wall mounted and base units in a light painted finish with complementary work surfaces, tiled splashback as well as stainless steel sink and drainer unit, electric hob, chimney extractor unit and stainless steel oven and grill.

The bedroom accommodation is located on the first level with the main bedroom having a built in wardrobe and an en suite shower room with a corner shower, WC and washhand basin. There are two further bedrooms, one of which features a bay window with beautiful views across the Village and original fireplace. The third bedroom is coombed and has a raised platform, ideal as a play area for a young child. There is a family bathroom with a three piece suite comprising pedestal washhand basin, WC and bath with a tiled splashback and mixer tap shower fitted over the bath.

There is a large timber lined attic room with original window looking out to the garden. The attic room is accessed by a ladder from the upper hall and has a fitted carpet and an end storage area.

The property benefits from oil central heating.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

