



15 BROOMLEE CRESCENT, WEST LINTON, EH46 7EH

3 BEDROOM | 1 BATH | EPC E

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 is a diverse range of recreational activities available and clubs within the village, as well as some beautiful walks in the surrounding countryside.

Accommodation

- Entrance hall
- Lounge with twin windows
- Kitchen/Dining room
- Family Bathroom
- 3 Bedrooms
- Cloakroom
- Double glazing
- Oil central heating
- Private gardens
- Timber store

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.





General

The property for sale is a spacious and well maintained semi-detached family home in this popular Conservation Village. The property provides spacious and flexible accommodation set over two levels which has been well maintained and is presented in walk-in condition.

The property enters on to an entrance hall with store cupboard opening off. The lounge features twin windows overlooking the private front garden. The focal point of the room is the log burning stove set into a recess with timber mantle.

The kitchen is fitted with a generous range of wall mounted and base units in a simple white Shaker style finish with complementing timber work surfaces and Butler sink inset at the window which overlooks the rear garden. The kitchen is equipped with oven, grill and hob with chimney extractor and integral appliances and it is designed to allow for an informal breakfasting/dining area.

There is a well proportioned family bathroom which completes the accommodation at ground level. This is equipped with a three piece suite comprising WC with dual flush concealed cistern, bath with thermostatic shower fitted over and vanity mounted wash hand basin. The splash-back areas are tiled and there is an opaque window which provides natural light.

The bedroom accommodation located on the upper floor is all of good proportions with the master bedroom featuring twin windows looking to the front. There are two further bedrooms which overlook the garden at the rear. On the upper floor is a cloakroom fitted with WC and wash hand basin which completes the accommodation on the upper level.

Gardens

The property benefits from private gardens with the front garden mainly laid to lawn with decorative borders and featuring a drive-in with off-street parking for two cars.

There is a large garden at the rear which is fully enclosed and is mainly laid to lawn and makes a fine play area for young children. In addition, there is raised deck and timber store.



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LOCAL PROPERTY CENTRES

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Email Property – property@allingham.co.uk

DX 225 Edinburgh

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



Approx
95.2m²

