

Peebles

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Offers Over £280,000



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**Hearthstane Cottage, Teapot Lane, Main Street, West
Linton EH46 7EA**



Hearthstane Cottage is a substantial four-bedroom semi-detached period cottage situated in the popular village of West Linton in the Scottish Borders. Extending to approximately 117m² or thereby over two floors, the property offers spacious and flexible accommodation with a generous layout and private garden. Having been significantly extended and altered over the years, the property provides an excellent opportunity for a purchaser to modernise and complete the accommodation to their own taste, creating a comfortable and individual family home. With its attractive period character, generous proportions, village location and scope for further improvement, Hearthstane Cottage represents an exciting opportunity for buyers seeking a four-bedroom home with potential in West Linton.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Open plan kitchen / dining room with patio doors to the rear
- * Utility room
- * Cloakroom
- * Double bedroom / further public room

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms
- * Further bedroom / office
- * Spacious family bathroom

ADDITIONAL INFORMATION

- * On-street parking
- * Double glazing
- * Private garden grounds to the rear
- * Oil fired central heating
- * Sold as Seen: The property is offered strictly on an "as seen" basis, with no warranties or guarantees regarding its condition or any works, fixtures or fittings. Purchasers should make their own enquiries and inspections prior to offering. Any buyer requiring a mortgage should speak to a mortgage advisor/lender before submitting an offer. The seller will not be carrying out any further works or improvements.

Hearthstane Cottage, Main Street, West Linton, EH46 7EA

Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft

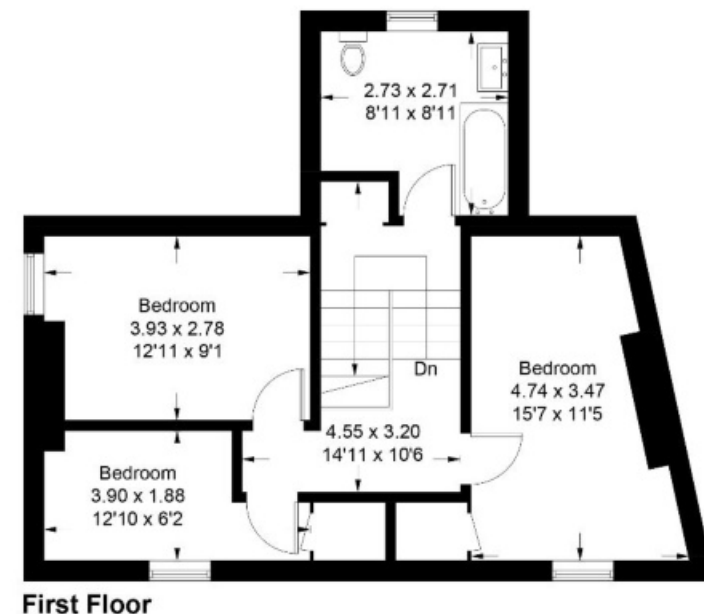
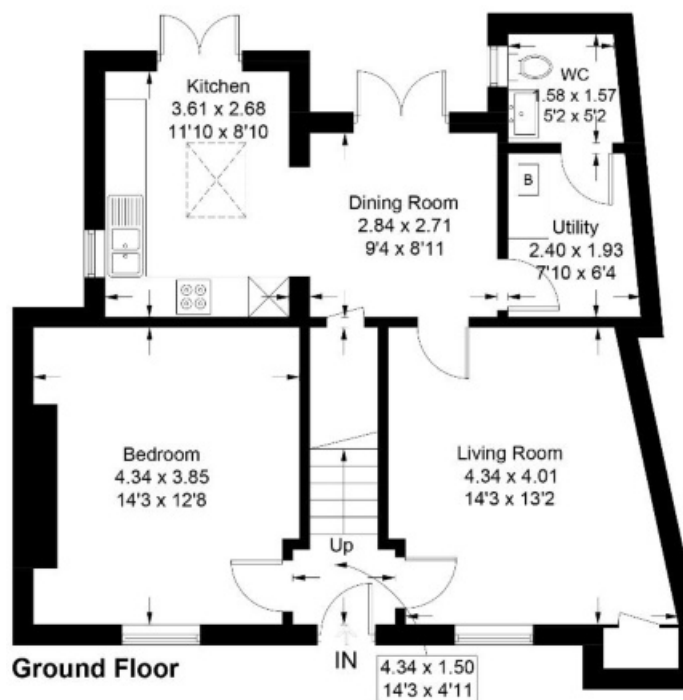


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331513)

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 Cooperative 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.

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 electricity, water and drainage.

EPC

Band E

Council Tax

Scottish Borders Council Tax Band E.

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.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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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.