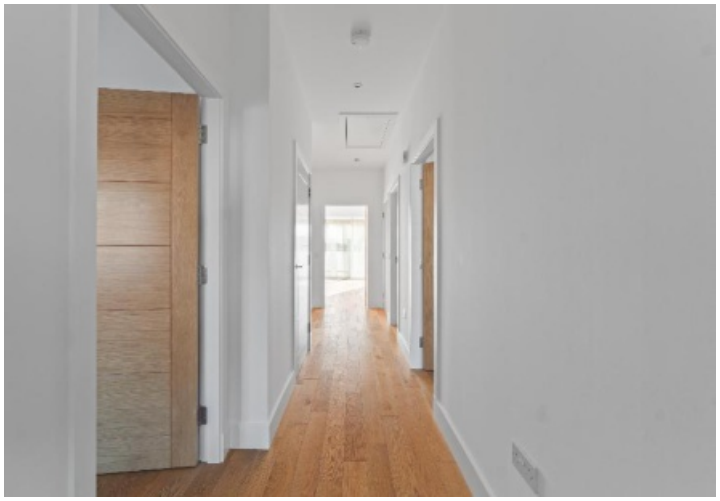
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1 School Brae, West Linton, EH46 7DU













Modern, bright and easy to maintain, 1 School Brae combines contemporary single-level living with an enviable village setting. Built in 2020, the property has been designed to make the most of its south-facing position, with generously proportioned living space and French doors opening onto the patio and garden. The high-quality finish throughout allows a purchaser to move straight in and enjoy the property from day one, while the sought-after location offers the perfect balance of village charm and everyday convenience.

* Please note: The property forms part of a retirement development and is subject to certain occupancy provisions contained within a Section 75 Agreement and the title deeds. Interested parties should satisfy themselves as to the applicability of these conditions. *

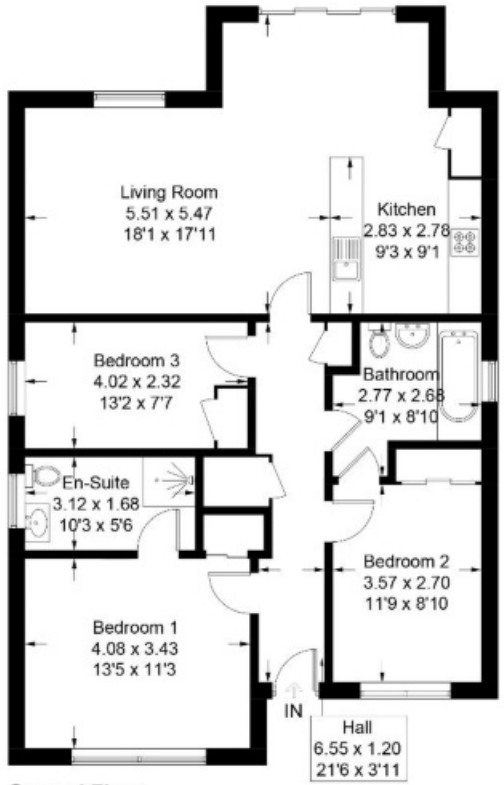
Accommodation

GROUND FLOOR
* Entrance Hall
* Open-plan living room and kitchen with integrated appliances
* Master bedroom with en-suite shower room
* Double bedroom with fitted wardrobe and direct access to the family bathroom
* Spacious bedroom with fitted wardrobe
* Family bathroom with over bath-shower

ADDITIONAL INFORMATION
* Mitsubishi air source heat pump
* Underfloor heating throughout
* Electric heated towel rails
* Double glazing
* Driveway providing ample parking for two vehicles

1 School Brae, West Linton, EH46 7DU

Approximate Gross Internal Area
96.6 sq m / 1040 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348446)

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 electricity, water and drainage.

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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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.