



Thorntons 
The right way to move

Harcombes Macbiehill

West Linton, Peeblesshire,
EH46 7AZ





Summary

Nestled in picturesque countryside, less than 15 miles to the Edinburgh City Bypass and 4 miles from the village of West Linton, this charming traditional detached cottage promises a spacious four-bedroom family home with an expansive enclosed garden and a detached carport and garage. The welcoming interiors are bright and versatile and include a bathroom, a second WC, a sunny office/sitting room, and a spacious reception room benefiting from tranquil rural views, a log burner, and convenient direct access to a tasteful country-style kitchen (with an external entrance) enjoying a southerly-facing position. Extras: All fitted floor and window coverings and light fittings will be included in the sale.

Features

- Idyllic setting offering unspoilt pastoral views
- Detached cottage with homely interiors
- Bright hall with storage and WC
- Generous dual-aspect living/dining room with a stove
- Sunny and spacious office/second sitting room with feature fireplace
- Triple-aspect kitchen with external access
- Two double bedrooms
- Two single bedrooms
- Bright three-piece bathroom with shower-over-bath
- Large enclosed garden with a greenhouse and two sheds
- Detached double garage, store, and carport
- Oil fired heating and double-glazing



"The surprisingly spacious interiors are conveniently set on one level, with homely country charm and family-orientated versatility."







“This characterful detached cottage enjoys a sizeable enclosed garden, plentiful private parking, and an idyllic setting with unspoilt views.”



Floorplan





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