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Horse Shoe Cottage, Main Street, West Linton, Scottish Borders, EH46 7EA

Well-Presented & Spacious Three Bedroom Cottage

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Property Description

Well-presented and spacious, south-facing, three-bedroom, traditional stone-built cottage, with a private garden. The property is set in a quiet cul-de-sac, and is located in the heart of the desirable and historic West Linton Conservation Village, Peeblesshire.

Comprises: a vestibule, living room, open-plan dining room/kitchen, utility/store, three double bedrooms, an en-suite shower room, and a family bathroom.

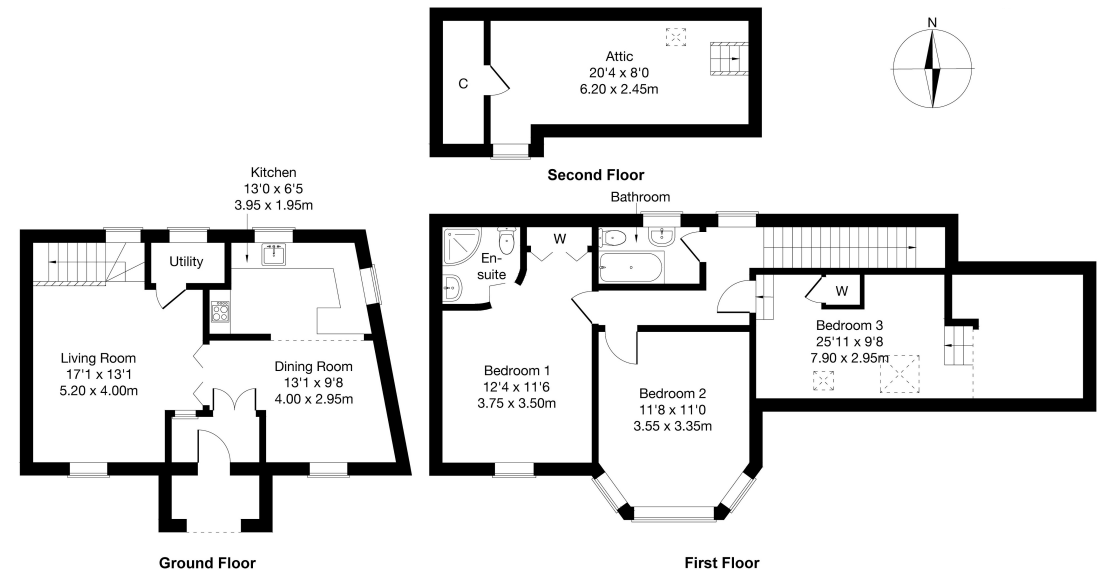
Highlights include a fitted kitchen with integrated appliances, hardwood flooring, and superb storage including a large converted attic space. Further features include a timber-built gable entrance, bay window, sash and casement windows, period cornice-work, and oil-fired central heating. The property also benefits from damp proofing and timber treatment works, completed in June 2021. A generous south-facing garden includes a lawn, patio, store sheds, planting beds and a mix of established shrubbery. The cottage forms part of a converted terrace, quietly set between Main Street and Croft Road, away from the main thoroughfares and accessed via a shared lane.

A welcoming vestibule entrance provides ample space for outerwear storage, and has tiled flooring for easy maintenance. Bi-fold doors partition the lounge and dining areas, allowing for more privacy or for a spacious open-plan living area. A flexible dining area is open to the kitchen and features quality hardwood flooring, a built-in store cupboard, and a slimline radiator. The kitchen includes wood-effect worktops, a tiled surround, a sink with drainer, unit downlighting, a dishwasher and an integrated double oven, and ceramic hob with a canopy above. The living room includes carpeted flooring, exposed timber rafters, access to the utility/store housing a washing machine, and access to the carpeted stairway.

A carpeted upper hall gives access to the three bedrooms, bathroom, and to the sizeable attic which features carpeted flooring and a walk-in store cupboard. The master bedroom includes original varnished wood flooring, period cornice-work, a built-in wardrobe, and a modern en-suite shower room with a skylight window. Bedroom two also features varnished wood flooring, period cornice-work, a period fireplace, and also boasts an impressive bay window. The third bedroom includes carpeted flooring, a raised platform play/store area, and a skylight window. Completing the accommodation, the bathroom has a rear-facing window, and is fitted with a traditional-style suite, including a showerhead fitting for the bath, tiled flooring and splash walls.

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Approximate Gross Internal Area: (1410 sq ft - 131 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

West Linton is a picturesque conservation village set in beautiful countryside in the Scottish Borders. There is a good range of local amenities which include a newsagent, post office, Medical Centre and a range of pubs and restaurants. Schooling at nursery and primary level is catered for within the village, with a school bus providing transport to Peebles High School. Nearby Biggar, Peebles and

Penicuik offer more extensive shopping facilities, including a Tesco Superstore at Penicuik. Buses run on a regular basis from Dumfries and Biggar along with a connection to Peebles and Edinburgh City Centre, and roughly twelve miles away is the Edinburgh City Bypass connecting to major motorway networks and Edinburgh Airport.





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