

Peebles

Call 01721 723999

Fixed Price £335,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Kirkdean Cottage & Kiln Cottage, Blyth Bridge, West Linton, EH46 7AJ



A fantastic opportunity to acquire two detached cottages situated in a beautiful countryside setting enjoying spectacular views of the surrounding hills. There are numerous possibilities to develop these properties further (subject to consents) or to enjoy them as they are. Kirkdean and Kiln Cottages offer tremendous potential as holiday lets, for those looking for separate work premises at home, or for a growing or elderly family.

Accommodation Details:

Kirkdean Cottage (originally two cottages)

GROUND FLOOR

Two Entrance Porches
Hallway
Livingroom
Diningroom
Kitchen
Two double Bedrooms
Family Bathroom
Cloakroom
Conservatory
Oil fired central heating / Multifuel stove
Double glazing

Kiln Cottage

GROUND FLOOR

Entrance Hallway
Open plan Livingroom Kitchen
Bedroom / Public room
Further Bedroom
Shower Room
Electric heating
Double glazing

OUTSIDE

Generous garden grounds.
Summer house with power.
Gravelled courtyard providing ample off street parking.

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Approximate Gross Internal Area
Kirkdean Cottage = 113.5 sq m / 1222 sq ft
Kiln Cottage = 45.3 sq m / 488 sq ft
Total = 158.8 sq m / 1710 sq ft



Kirkdean Cottage



Kiln Cottage

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID603316)

Situation:

Benefitting from a beautiful rural setting close to the small hamlet of Kirkurd whilst being within easy commuting distance of surrounding Border towns and the City centre. Biggar is only 6.5 miles distant, West Linton 8 miles, Peebles 11.5 miles and Edinburgh 26 miles. Primary education is available in nearby Rommano Bridge and West Linton, with secondary schooling available at the highly regarded Peebles High School, or various public schools within the City. There are an abundance of outdoor pursuits on offer in the Scottish Borders which is particularly renowned for its world famous salmon fishing in the River Tweed, and world class mountain biking at Glentress near Peebles. Other popular activities in the area include hillwalking, golfing and horse riding.

Fixtures and Fittings:

All fitted carpets and all other fitted floor coverings are included. The condition of any white goods remaining will not be guaranteed.

Services:

Mains electricity, water and septic tank drainage.

EPC:

Kirkdean Cottage: E. Kiln Cottage: D

Viewings:

By appointment through the Selling Agents.

Council Tax:

Kirkdean Cottage: Band E. Kiln Cottage: Band B

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

Also At:
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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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.