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**PLOT, Broomlee Mains, Station Road, West Linton, EH46 7BT**

## Plot with Outline Planning Permission

Planning Application Number 17/00044/PP

### Plot Description

A fantastic opportunity to acquire a sizeable plot with outline planning consent for the erection of two residential dwellinghouses, situated in an idyllic picturesque countryside location in the highly desirable village of West Linton.

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 Co-operative store, pharmacy, post office and bank 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 indeed Edinburgh itself. A wide choice of recreational facilities are on offer and include two golf courses, bowling green, tennis courts and other numerous country pursuits such as horse riding, cycling and hill walking.

### Services:

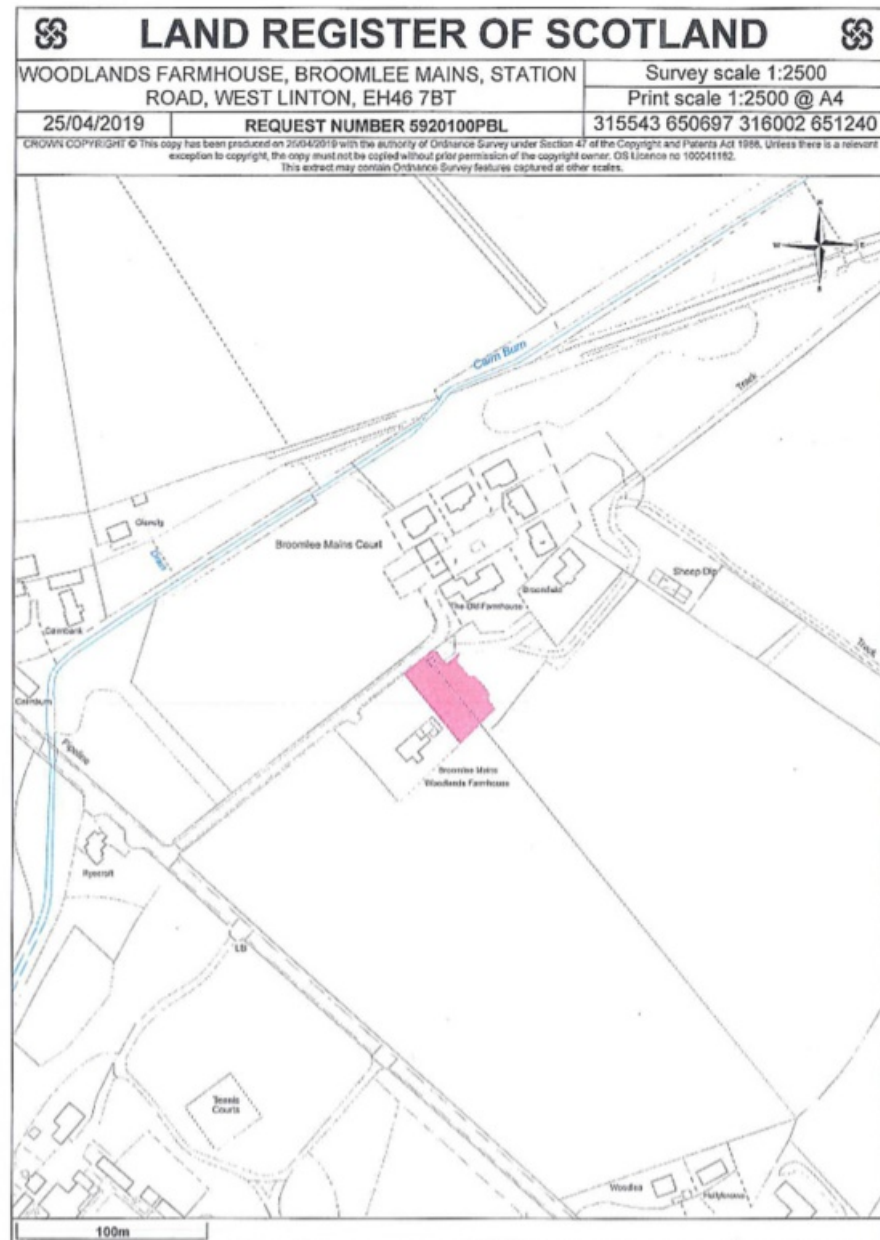
Mains electricity, mains water and telephone line are located at the edge of the plot. Drainage will require to be by septic tank.

### Viewings:

By appointment through the Selling Agents.

### 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.



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.