

**Peebles**  
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**Residential Building Plot, Linton Bank Drive, West Linton  
EH46 7DT**



**PLOT:** Extending to 0.2 acres or thereby, sold as seen

**Planning Permission:** Planning permission has been granted for the erection of a one and a half storey dwelling (208m<sup>2</sup> of thereby). Details can be accessed through the Scottish Borders Planning Portal Ref. 20/00986/FUL

**Proposed accommodation details:**

Ground Floor

- \* Entrance Hallway
- \* Spacious livingroom with door opening to an attractive terrace
- \* Kitchen/Diner
- \* Playroom / Study
- \* Guest Bedroom
- \* Family Bathroom
- \* Utility

First Floor

- \* Landing
- \* Master bedroom with en-suite bathroom
- \* Two further double bedrooms
- \* Shower room

Additional Information:

- \* Garden grounds to the front and rear
- \* Off-street parking

A section 69 has been concluded between the Seller and Scottish Borders Council in relation to developer contributions. The Seller has fulfilled these obligations.

**Services:** The property will be connected to public water supply and drainage. Electricity is understood to be located nearby. In addition, planning includes a flue for a solid fuel stove.

**Situation:** 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, delicatessen, pharmacy and post office 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 Edinburgh. A wide choice of recreational facilities are on offer and include two golf courses, a bowling green, tennis courts and other numerous country pursuits such as horse riding, cycling and hill walking.

