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Eildon

Main Street, West Linton, EH46 7EE



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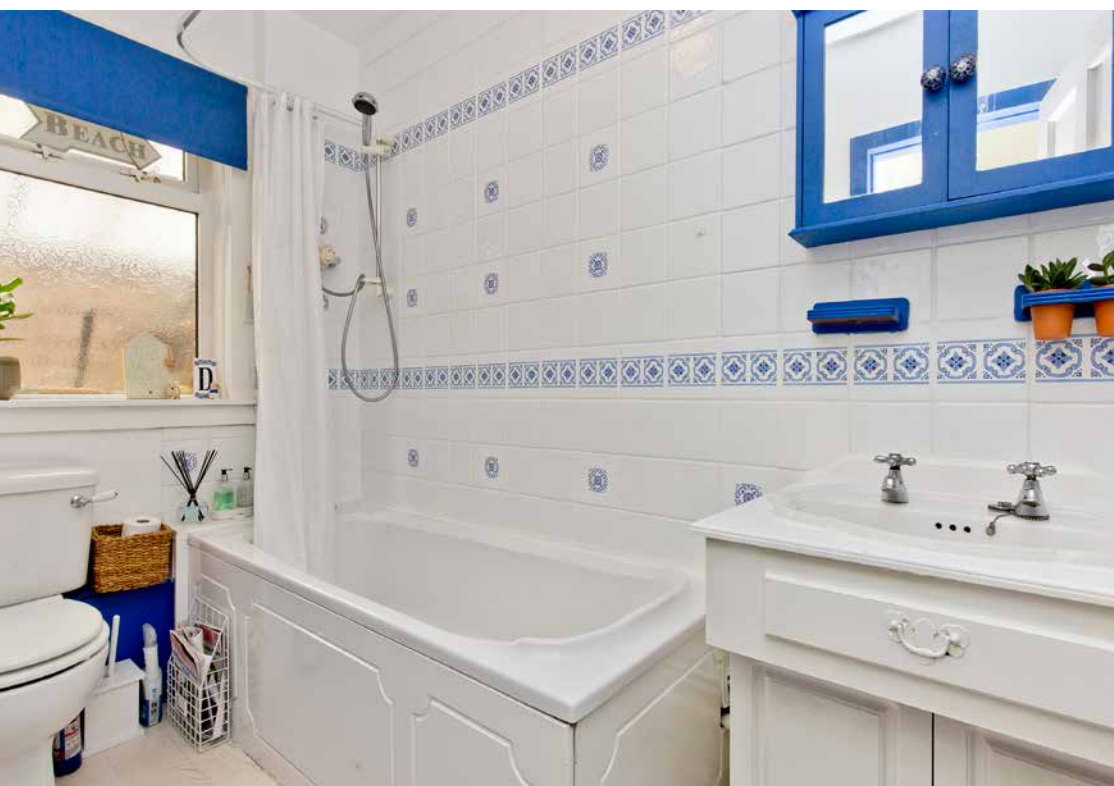
Property Summary

Situated in the village of West Linton, this three-bedroom semi-detached house offers a picturesque country lifestyle at the foot of the Pentland Hills, still within commuting distance of Edinburgh city centre. The attractive residence is in excellent decorative order, finished to modern standards with neutral décor throughout. It further benefits from two washrooms, an open-plan kitchen/dining room, and a versatile attic space. Furthermore, the property has generous built-in storage and a lovely rear garden, which is fully enclosed and landscaped, featuring a neat lawn and a patio.

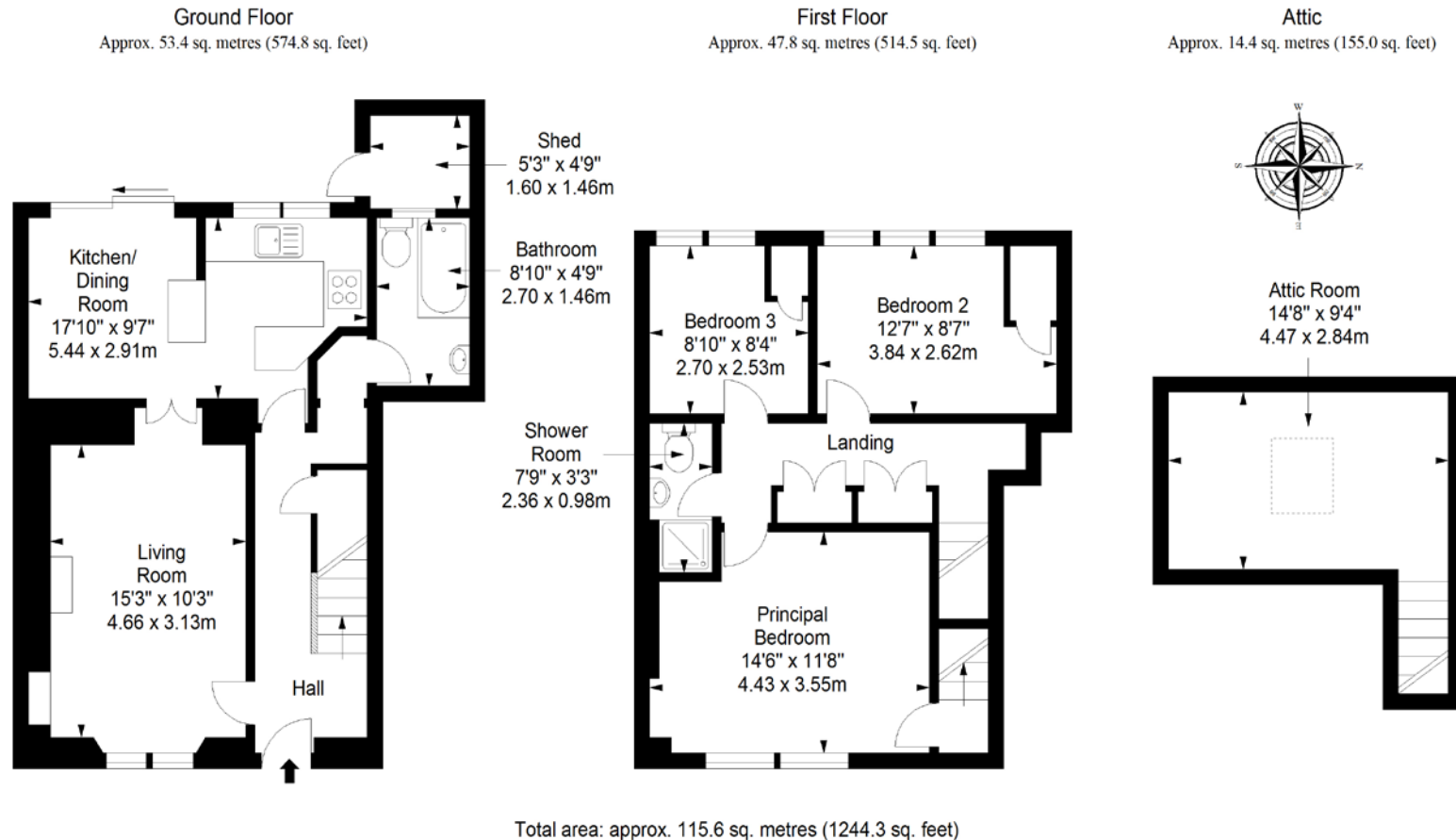
Extras: all fitted floor and window coverings, light fittings, an integrated oven and electric hob, an integrated fridge and freezer, and a washing machine to be included in the sale.

Features

- A charming semi-detached house
- In the West Linton conservation area
- Welcoming hall with built-in storage
- Living room with a log-burning stove
- Kitchen/dining room with garden access
- Landing with two cupboards
- Two double bedrooms with storage
- Single bedroom/office with storage
- Bathroom with overhead shower
- Three-piece shower room
- Floored attic for further storage
- Enclosed rear garden with storage
- Unrestricted on-street parking
- Oil-fired central heating & double glazing
- EPC - F



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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