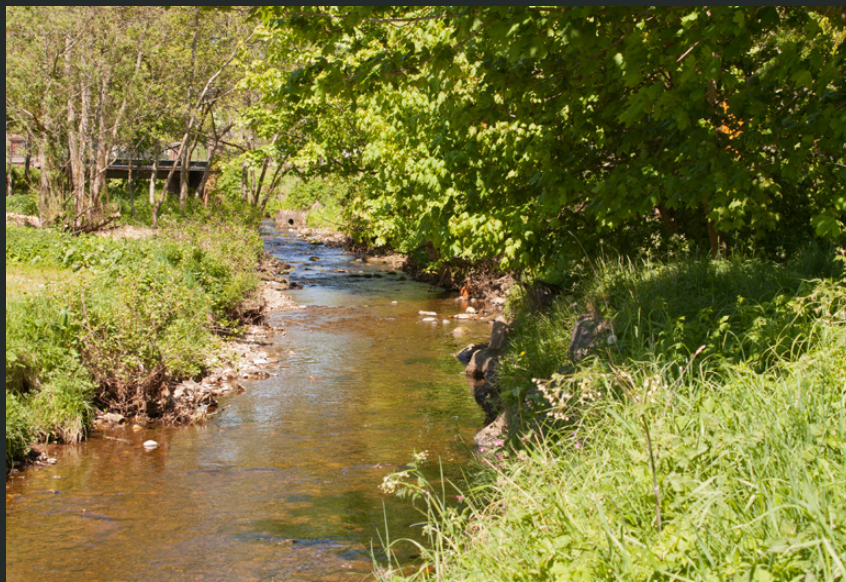




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2 Heathery Ha'
CARLOPS ROAD, WEST LINTON, EH46 7DS



West Linton

CARLOPS ROAD, EH46 7DS

The property for sale is located in West Linton, a historic conservation village found nestled at the foot of the Pentland Hills. The village itself offers excellent local amenities including a small Co-op, health centre, bank, Post Office, public house, a well-regarded Bistro Restaurant, local shops and a highly reputed primary school and nursery school, all of which contribute to an enviable and attractive village lifestyle.

The town of Peebles is approximately fourteen miles away and offers secondary schooling as well as a bustling high street with a broad range of amenities including a library, museum, leisure centre and the well known Peebles Hydro Hotel. The area provides an abundance of country sports including hill walking, salmon fishing on the River Tweed, shooting, bowling, tennis, pony trekking and a good selection of golf courses nearby. Penicuik and Biggar are also within easy reach. Furthermore, the Straiton Retail Park is easily accessible, providing larger High Street stores, together with a Sainsbury's supermarket, Marks and Spencers food store, and Ikea.

West Linton offers ease of access to the M74 connecting to the M6 and Motorways south and both Edinburgh City Centre, and the Edinburgh International Airport are approximately thirty minutes away by car. The southside of Edinburgh is only fifteen minutes away by car.

2 Heathery Ha'

CARLOPS ROAD, WEST LINTON, EH46 7DS

2 Heathery Ha is a stunning family villa and is very rarely available. It has been restored to enhance its distinctive features whilst offering the best of contemporary family living. The property has many beautiful features including feature brick fires. The spacious property is formed over two levels and offers extensive family accommodation. Viewing is highly recommended to appreciate this beautiful property.

Access to this most impressive villa is to the front with a feature glass door leading to the welcoming traditional reception hallway with stairs leading to the upper level.

There are two grand principle rooms to the ground floor level providing flexible accommodation and a second reception room/ family room on the same level. The spacious formal lounge is located to the front of the property with an attractive outlook to the front flooding the room with natural light with the family four piece bathroom located to the rear. The kitchen/family room is a well-designed area for entertaining and includes an excellent range of floor and wall mounted units and breakfasting area.

The upper level is reached by a sweeping staircase to the spacious landing where there is a fabulous master bedroom which has built-in wardrobes as well as ample space for free standing furniture. There is a further double bedroom with stunning views across West Linton. This completes the accommodation internally.

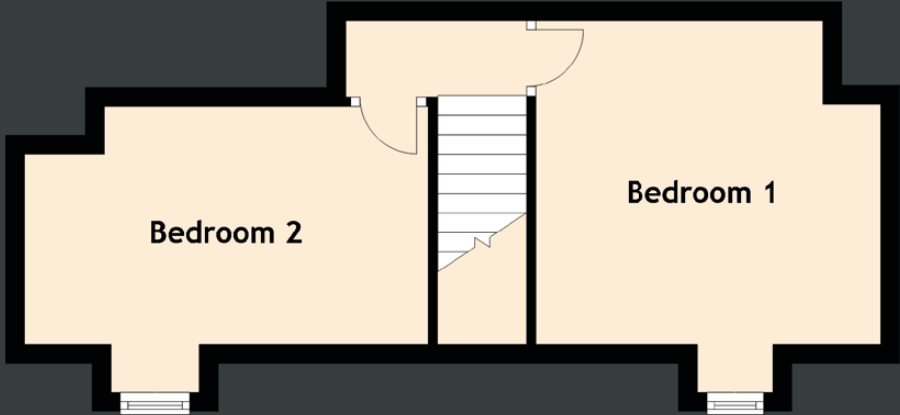
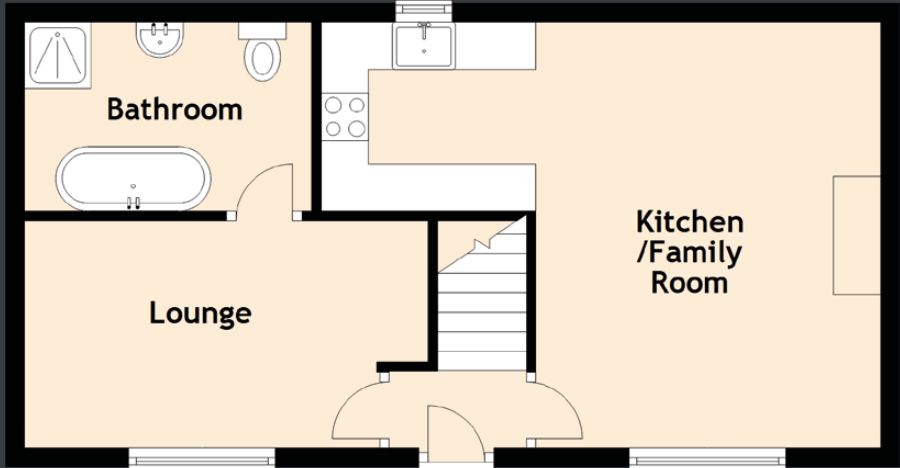
The property further benefits from oil central heating throughout. The rear gardens are well maintained and a safe environment for children and pets.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

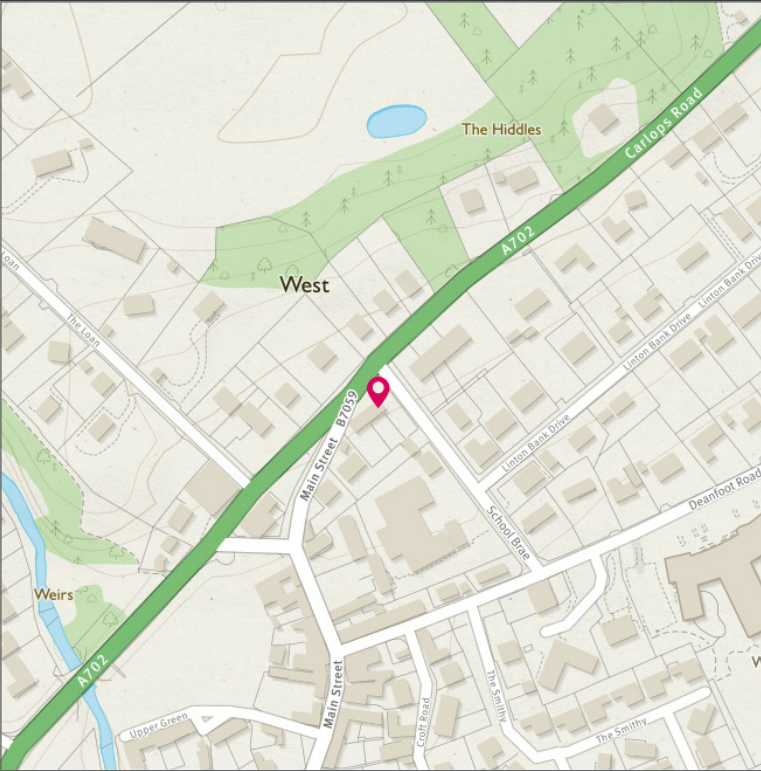


Approximate Dimensions (Taken from the widest point)

Lounge	4.27m (14') x 2.41m (7'11")
Bathroom	3.04m (10') x 2.00m (6'7")
Kitchen/Family Room	4.63m (15'2") x 3.66m (12')
Bedroom 1	3.58m (11'9") x 3.43m (11'3")
Bedroom 2	4.18m (13'9") x 2.52m (8'3")

Gross internal floor area (m²): 70m² | EPC Rating: F

Extras (Included in the sale): Floor coverings, lights and window dressings.





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Text and description
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 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer