




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

School House

CARLOPS ROAD, WEST LINTON, EH46 7DS

West Linton

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 14 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, M&S 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 30 minutes away by car. The southside of Edinburgh is only 15 minutes away by car.





Kitchen & Lounge



School House

This is a beautiful four bedroomed, traditional stone house built in 1897. Located in the centre of the charming conservation village of West Linton allows one to enjoy a rural lifestyle whilst being only a short commute to Edinburgh. There is a nursery and a primary school only a short walk from the property. West Linton also enjoys a selection of shops, an excellent restaurant and a traditional village pub.

On the ground floor, there is a spacious living room with dual aspect windows, ample space for a dining table should one be required and a lovely multifuel stove. There is a separate dining room which could be used as an office, snug or fifth bedroom. The fourth bedroom is located on the ground floor and looks onto the rear garden. The kitchen is very in-keeping with the house and benefits from an AGA and free standing fridge and dishwasher. There is a large utility room off the kitchen which houses a ceiling pulley, larder fridge, washing machine, oil fired boiler and two handy sinks. Access to the rear garden is via the utility room. A family shower room completes the accommodation on this floor.

On the upper level, there are three good sized bedrooms all of which benefit from open fireplaces. One bedroom further benefits from ample built-in storage while the master bedroom is very spacious. The views from the upper floor are stunning.

Outside there are large and beautifully maintained gardens with private parking sufficient for up to four cars. There is a wooden garage suitable for a small car.

Early viewing is recommended.



Bedrooms & Bathrooms

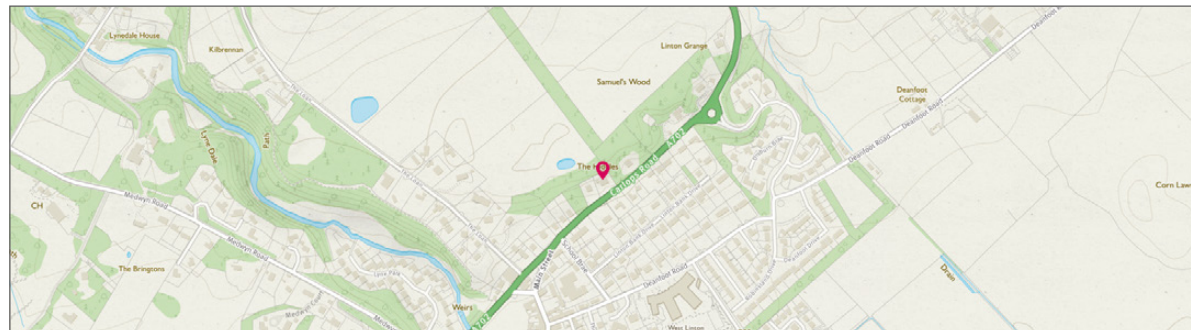


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Specifications

Floor plan - Location - Dimensions

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Sitting Room	5.38m (17'8") x 4.28m (14'1")
Kitchen	3.70m (12'2") x 3.33m (10'11")
Dining Room	3.50m (11'6") x 3.37m (11'1")
Bedroom 4/ Study	3.20m (10'6") x 2.00m (6'7")
Shower Room	2.18m (7'2") x 2.12m (6'11")
Utility	3.47m (11'5") x 1.94m (6'4")

First Floor

Bedroom 1	5.20m (17'1") x 3.45m (11'4")
Bedroom 2	4.80m (15'9") x 3.34m (10'11")
Bedroom 3	3.75m (12'4") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.67m (5'6")

Gross internal floor area (m²) - 147m²

EPC Rating - E



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JUDY SHIELDS
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
HAYLEY MATEAR
 Designer