

Peebles

Call 01721 723999

Offers Over £350,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



The Roost, Mill Lade, Blyth Bridge, West Linton, EH46 7HY



Detached villa constructed circa 2004 situated in a small development within the village of Blyth Bridge enjoying picturesque views of the surrounding hills and countryside. This family home offers versatile accommodation extending to 156m² with office space, for those seeking the benefits of a rural lifestyle whilst being within easy reach of excellent commuter links. The property is presented in good decorative order throughout and benefits from ample off street parking, garage and well maintained garden grounds.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with wood burning stove and patio doors to the rear
- * Dining room with dual aspect
- * Dining kitchen with patio doors to the rear
- * Utility room
- * Study / bedroom 4
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and en-suite with separate shower and bath
- * Two further double bedrooms with fitted wardrobes providing ample storage
- * Study / walk in closet
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Oil fired central heating
- * Double glazing
- * Detached garage with power and light
- * Driveway providing ample parking

The Roost, Mill Lade, Blyth Bridge, West Linton, EH46 7HY

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft

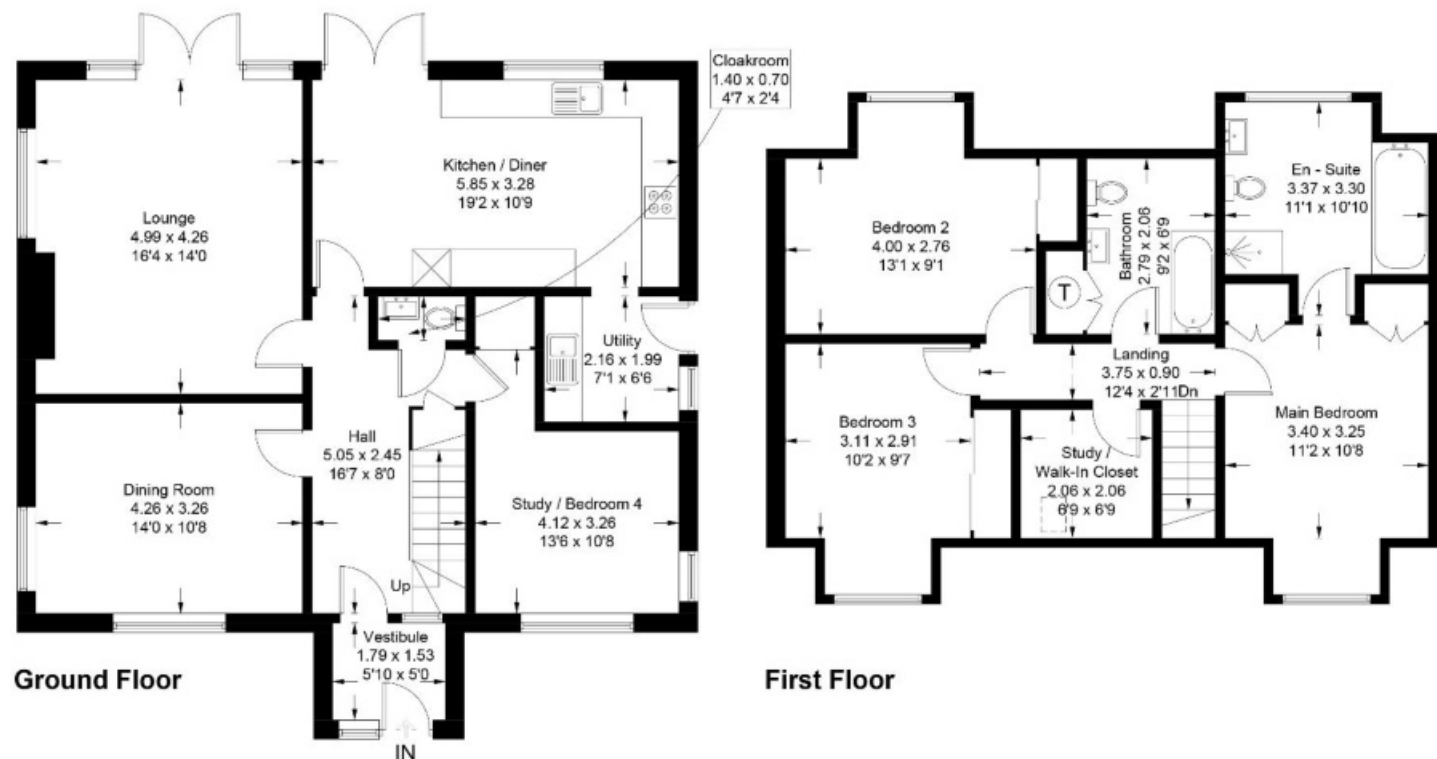


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019044)

Situation

Benefitting from a beautiful rural setting whilst being within easy commuting distance of surrounding Border towns and the City centre. Biggar is only 6.5 miles distant, West Linton 8 miles, Peebles 11.5 miles and Edinburgh 26 miles. Primary education is available in nearby Rommano Bridge and West Linton, with secondary schooling available at the highly regarded Peebles High School, or various public schools within the City. There are an abundance of outdoor pursuits on offer in the Scottish Borders which is particularly renowned for its world famous salmon fishing in the River Tweed, and world class mountain biking at Glentress near Peebles. Other popular activities in the area include hillwalking, golfing and horse riding.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and private septic tank drainage

EPC

D

Council Tax

Band F

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.

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.