



CROMAR COTTAGE

Lamanca, West Linton, EH46 7BD





CROMAR COTTAGE

Lamancha, West Linton, EH46 7BD

Delightful cottage with spacious garden over 0.584 acres in Lamancha, near West Linton within commuting distance of Edinburgh.

West Linton 5.6 miles (9km), Peebles 10.2 miles (16.4km), Penicuik 6.3 miles (10.1km), Edinburgh Bypass 11.1 miles (17.9km), Edinburgh 15.4 miles (24.8km) .
(All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule/Utility Room, Hall, Kitchen/Dining Room, Living Room, Principal Bedroom with En-Suite Bathroom, Two further Double Bedrooms, Family Shower Room.

Around 0.584 Acres.



CROMAR COTTAGE

Lamancha, West Linton, EH46 7BD

 2  3  2

Situation:

Cromar Cottage is situated in the delightful and scenic rural county of Peebleshire in the hamlet of Lamancha. The cottage sits within a small enclave of properties neighbouring Madrissa Farm in Lamancha, a short distance from Romanobridge, West Linton and the towns of Penicuik and Peebles. Cromar Cottage lies approximately 1 mile from the Midlothian Border and near the A701 stretching between Leadburn and Romanobridge. The area provides a charming rural setting with the benefit of easy access to the nearby towns of West Linton, Peebles and Penicuik and to the city of Edinburgh. Looking at further connections, the A701 connects Edinburgh to the north with Moffat and the south west of Scotland.

Cromar Cottage sits back from the A701 and is almost equidistant between Penicuik (6.3 miles) to the north east and West Linton (5.6 miles) to the west with views of rolling hills and neighbouring rural farmland. The conservation village of West Linton offers a good range of local shops, services and village pub. The village has a Co-op, post office, nursery, primary school, a tennis, golf and bowling club. Peebles (10.2 miles) is a short drive to more shops and services including supermarkets and a range of sport facilities. Approximately, two miles away is Whitmuir which is an organic farm with farmshop, and café.

For schools, the Scottish Borders Council identifies that local schools in Cromar Cottage's catchment are Newlands Primary School in Romanobridge and Peebles High Secondary School. The Edinburgh City Bypass is about 11.1 miles away and provides access to all the services Edinburgh has to offer, including the railway network, an international airport and private schooling.

The surrounding local area provides a plethora of outdoor recreational activities such as hill walking, golf at local courses including Glencorse and West Linton, and renowned mountain biking trails at Glentress Forest in Innerleithen.



Description:

Cromar Cottage is a characterful bungalow built circa 1995 with a delightful garden that surrounds the house providing privacy. Cromar Cottage is accessed off the A701 where a shared driveway splits to lead past the double wooden gates of Cromar Cottage. A short gravel driveway leads to the double garage and parking at the rear of the property.

Cromar Cottage is finished externally in a roughcast render under a pitched tiled roof. The cottage is accessed via the entrance located to the rear of the property which leads into an entrance vestibule/utility room with wall and floor units, a stainless-steel sink and drainer with a tiled splashback and space for a washing machine and tumble dryer. The open plan kitchen/ dining room lies adjacent with a comprehensive range of wall and floor timber-style units with display shelving and wine rack and is finished with a complimenting roll top work surface. There is a stainless-steel sink with drainer and kitchen appliances include an electric Zanussi oven, hob and extractor fan and there is space for a dishwasher and fridge. The spacious dining area across from the kitchen space has an oil-fired Stanley oven with two hot plates that serves as the main central heating and hot water source for the house.

Adjoining the kitchen dining room is the bright, spacious living room with a triple aspect with views over the garden and to fields beyond, there is natural wooden flooring and a central focal point to the room is the open fireplace with brick surround, a tiled hearth and wooden mantel. Double glazed sliding doors open out to the garden patio and lawn beyond.

The carpeted main hallway lies off the living room with a window overlooking the garden ground, there are three storage cupboards, one of which houses the hot water tank. The front door of the house sits off the hall and opens out to a small, paved area and onto the surrounding garden ground. The bedroom accommodation is accessed off the hall, the spacious principal has views over the garden grounds and an en-suite bathroom with a tiled floor, a corner bath with an electric overhead shower, WC, basin, bidet and sockets for electric shaving. A second double bedroom has further views overlooking the garden with a built-in wardrobe. There is a family shower room with tiled flooring, shower cabinet with electric shower, basin, and WC. Completing the ground floor is the third bedroom which includes a cupboard with shelving and rail storage and enjoys a southerly aspect. The house has double-glazing throughout with wood-style frames and all bedrooms are carpeted.





Garden

The gardens at Cromar Cottage are spacious and mainly laid to lawn interspersed with small trees, mature shrubs and a charming small pond. A garden patio lies off the living room and accessed through the glazed doors of the living room and is well placed to enjoy al fresco dining when the weather permits. The garden space is bordered by fencing partly covered with beech hedging. From the garden you can enjoy views beyond the garden grounds of the surrounding farmland of Madrissa Farm with stunning distant views of the Pentland hills to the north and farmland hills to the south.

Outbuildings

A detached double garage lies off the driveway and there is a green house.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

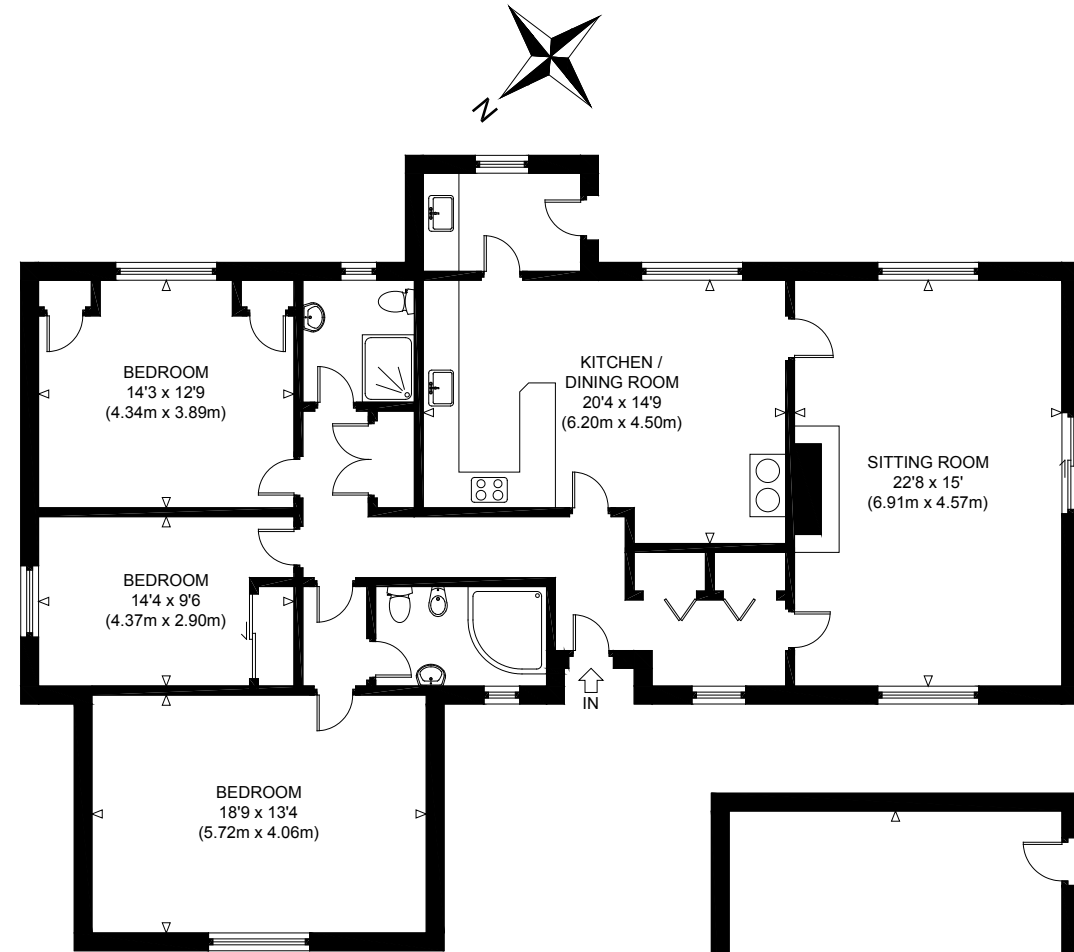
All items in the Particulars of Sale are included in the sale price.

Services:

Mains Electricity, Water, Drainage. Oil fired central heating via Stanley oven.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1607 SQ FT / 149.3 SQ M

GARAGE
25'3 x 18'8
(7.70m x 5.69m)

CROMAR COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1607 SQ FT / 149.3 SQ M
 EXTERNAL GARAGE AREA 471 SQ FT / 43.8 SQ M
 TOTAL COMBINED FLOOR AREA 2078 SQ FT / 193.1 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 471 SQ FT / 43.8 SQ M

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
 All plans are for illustration purposes and should not be relied upon as statement of fact.
 Please note areas within curved and angled walls are approximated.

RETTIE

0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
 Edinburgh
 EH3 6DH

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH46 7BD.

What Three Words: ///votes.escorting.steam

EPC

Band E.

Local Authority:

Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.

Council Tax Band: Band F.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

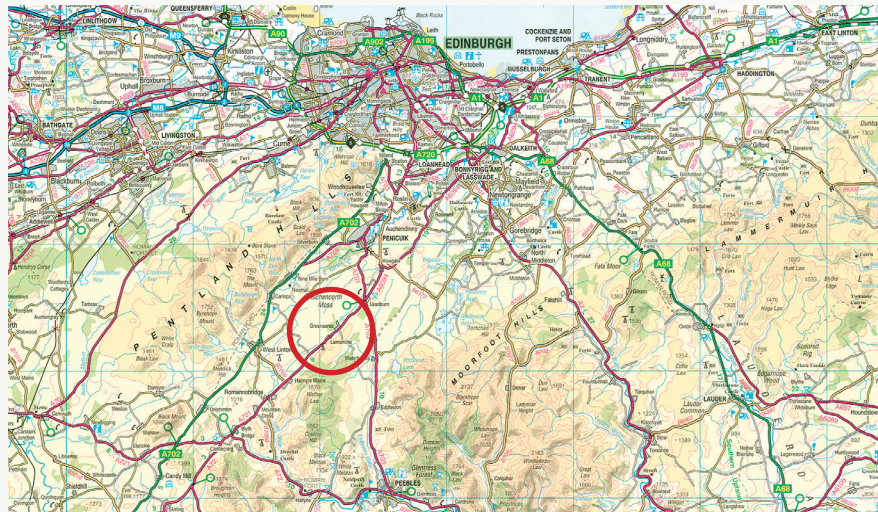
Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

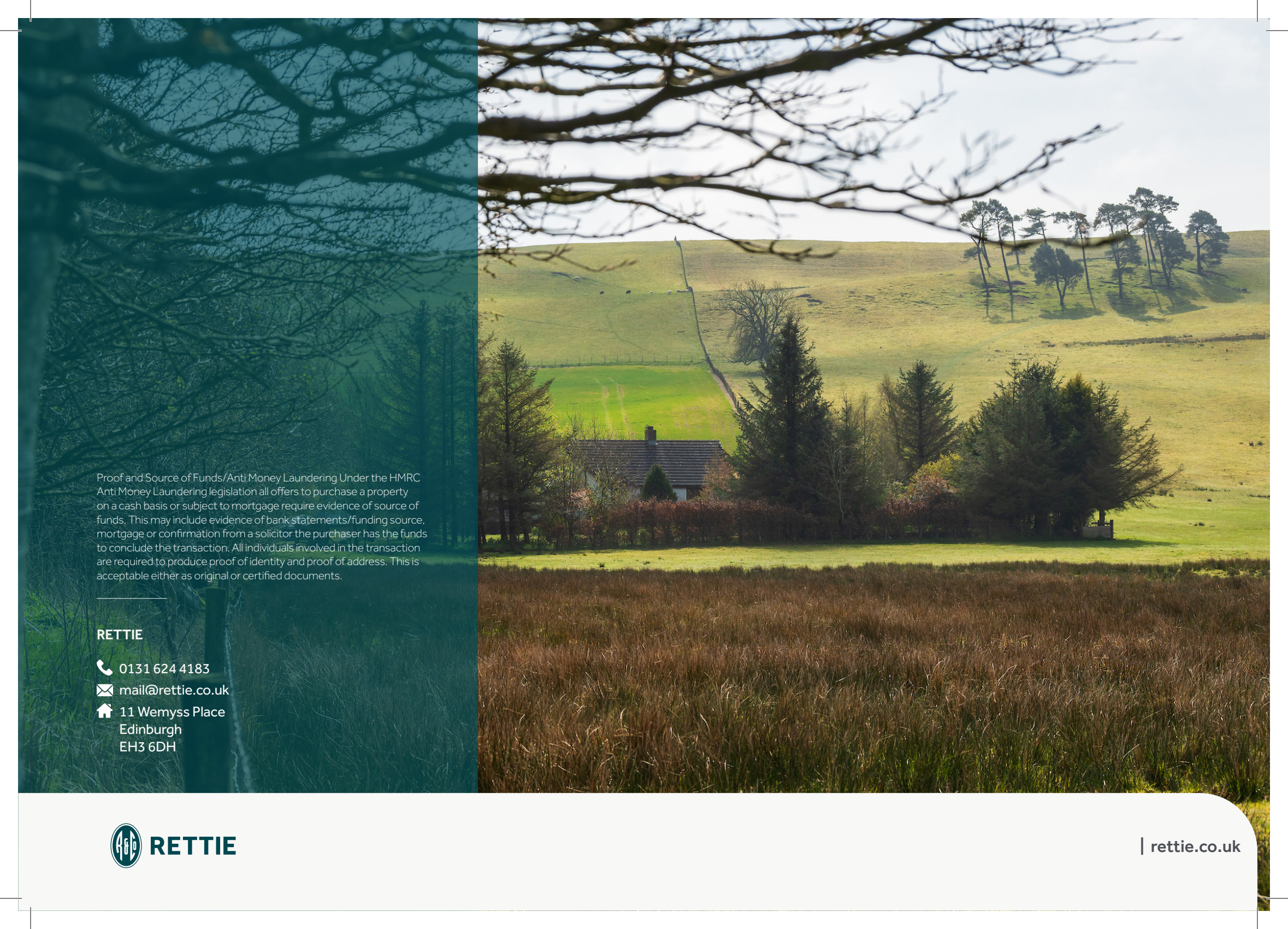
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



Not to scale
For identification purposes only.



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH